

# M&S FOODHALL

7 INVENTION ROW,  
DARLINGTON DL2 2GZ

PRIME  
ROADSIDE  
FOODSTORE  
INVESTMENT



# Investment Summary

- Prime roadside foodstore investment in Darlington, County Durham, located directly off Junction 58 of the A1(M).
- Modern purpose-built foodstore constructed alongside West Park Garden Village, a significant residential development spanning 200 acres with planning to deliver 1,200 homes.
- Total GIA extending to **16,006 sq ft.** with 56 car parking spaces.
- Site area of 0.95 acres providing a low site cover of 28.43%.
- Fully let to **Marks & Spencer plc** on a 20 year lease from 19th June 2018 with a tenant break option on 19th June 2033, providing an attractive **12.7 years to expiry and 7.7 years to break.**
- The lease is subject to five yearly OMR reviews, subject to a cap of 2.5% per annum. The next review is due in **June 2028.**
- Marks & Spencer plc hold a D&B rating of 5A2 and Equivalent Bond rating of BBB, reporting £12.9 billion turnover in 2024 alongside profit of £686 million.
- Current passing rent is **£200,000 per annum** reflecting a low £12.50 per sq ft.
- Freehold.



# Proposal

Offers are invited in excess of **£3,250,000 (Three Million Two Hundred and Fifty Thousand Pounds)**, exclusive of VAT and subject to contract. A purchase at this level reflects 5.78% Net Initial Yield and a low Capital Value of £203 psf, assuming standard purchasers costs of 6.48%.

# Location

Darlington is a historic market town in County Durham within the Tees Valley region of North East England.

It is situated 19 miles south of Durham, 35 miles south of Newcastle upon Tyne, 18 miles west of Middlesbrough, and approximately 240 miles north of London. The town has a local population of around 110,000, supported by a strong and diverse local economy.

Darlington benefits from excellent connectivity and transport links. The town sits immediately adjacent to the A1(M), providing direct vehicular access north to Newcastle and Edinburgh and south to Leeds and London.

Darlington Railway Station lies on the East Coast Main Line, offering high-speed services to London King's Cross in under 2 hours 30 minutes and regular connections to Newcastle, York, Leeds, and Edinburgh.

Teesside International Airport, located just 6 miles east of the town, offers both domestic and international flights, further enhancing Darlington's strategic location.



The town is a key contributor to the regional economy, forming part of the Tees Valley Combined Authority area, which benefits from significant public and private investment.

**The £100m redevelopment of Darlington Railway Station** is set to transform regional and national rail connectivity, while recent investments in Central Park and the surrounding innovation quarter are supporting growth in advanced manufacturing, digital, and bioscience sectors.



Darlington Station's multi-million pound redevelopment

National Horizons Centre - Bioscience research facility at Teeside University



# Situation

The property is located on Invention Row, accessed directly off Junction 58 of the A1(M) allowing for immediate vehicular access north and south across the North East region.

The property sits adjacent to the West Park Garden Village, a significant residential development spanning approximately 200 acres. The residential masterplan outlines up to 1,200 homes (ranging from starter to executive), along with new nursery, junior and secondary schools, food stores, offices, a medical centre, art installations, and wildlife areas including parks, cycle paths, and wetland corridors. Phase 1 is complete and now occupied, with later phases currently released for sale.

Darlington town centre is located a short distance to the south east, with Darlington Railway Station accessible within 12 minutes by car.



### CAR TRAVEL TIMES

- Darlington town centre	2.7 miles	8 mins
- Middlesbrough	17.9 miles	30 mins
- Durham	19.0 miles	27 mins
- Newcastle upon Tyne	34.8 miles	43 mins

### AIRPORT TRAVEL TIMES

Access to neighbouring airports include:

- Teesside Int. Airport	9.2 miles	21 minutes
- Newcastle Int. Airport	41 miles	45 minutes

### MAJOR ROAD NETWORKS

Surrounding major road networks are located:

- A1	0.8 miles	3 minutes
- A19 - (Northbound)	15.7 miles	24 minutes

### TRAIN TRAVEL TIMES

Via Darlington Train Station:

- Newcastle	40 mins
- Edinburgh	2hr
- London	2 hours 30 mins

# Description



Internally, the property is fitted out to provide standard M&S foodstore accommodation, comprising the main retail floor and till areas, with service areas to the rear. The store is fitted with standard corporate branding.

Externally the property benefits from a large level surface car park with 56 car spaces providing a ratio of 1:286 sq ft.

We understand the property comprises the below Gross Internal Areas: following Gross Internal Areas:



Accommodation	Size (sq m)	Size (sq ft)
Ground Floor	1,487	16,006

**56** car spaces

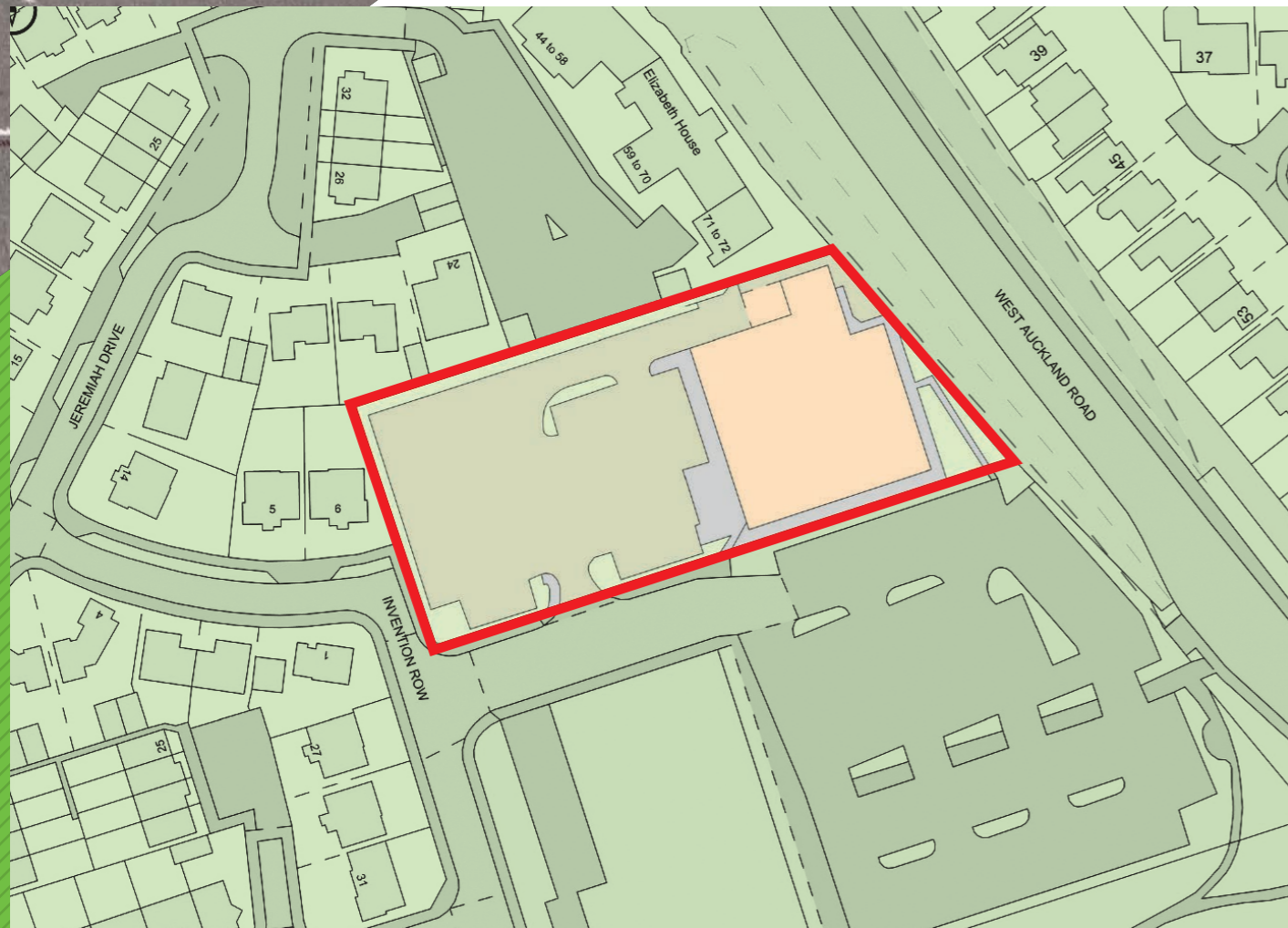
The property comprises a modern purpose built foodstore of steel portal frame construction, with brick and blockwork elevations with full height glazing to the front, set under a mono pitched composite roof.





## Tenure

The building is held Freehold under title number DU364437 with this site extending to approximately 0.95 acres.



Source: Promap  
For Illustrative Purposes Only

## Income

The property is fully let to Marks and Spencer plc on a 20 year lease from 19th June 2018 with a tenant break option on 19th June 2033, providing an attractive 12.7 years to expiry and 7.7 years to break. The lease is subject to five yearly OMR reviews, subject to a cap of 2.5% per annum. The next review is due in June 2028.

## Covenant

# M&S

Founded in 1884, Marks and Spencer plc is a major British multinational retailer based in London, England, that specialises in selling clothing, beauty products, home products and food products. It is listed on the London Stock Exchange (LSE) and is a constituent of the FTSE 100 Index with a market capitalisation of £7.14 billion (September 2025).

There are over 1,050 UK owned and franchised M&S stores, operating in over 32 international markets with over 63,000 employees worldwide. In 2025, 32 million customers shopped with M&S with 96% of the UK population living within 25 minutes of an M&S store.

Marks and Spencer plc hold a **D&B rating of 5A2 and Equivalent Bond rating of BBB**, reporting £12.9 billion turnover 2024.

We have summarised the key financials for Marks and Spencer plc below:

	March 2024 (1,000's)	April 2023 (1,000's)	April 2022 (1,000's)
Turnover	£12,896,800	£11,847,100	£10,885,100
Profit/(Loss) Before Taxes	£686,600	£432,600	£404,700
Shareholders Funds	£4,747,700	£4,677,700	£4,822,900



The business reported the following foodstore highlights in the 52 weeks to 23 March 2025:

- Food sales increased 8.7%, with like-for-like growth of 8.6%, driven by UK volume growth of 6.7%, with strong growth in core categories.
- Food market share was up 27bps to 3.9% for the 52 weeks to 23 March 2025.
- Adjusted operating profit margin increased to 5.4% from 4.7% due to sustained volume growth, and with cost reduction initiatives largely offsetting operating cost inflation.



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## Planning

The scheme for an M&S Food Store was granted planning consent on 31/01/2017 under application number 16/01060/FUL. The designated use is for 'a foodstore primarily for convenience goods' under Class E of the The Town and Country Planning (Use Classes) (Amendment) Regulations 2020.

## EPC

The property has an EPC rating of A-22  
A copy of the certificate is available on request.

## Data Room

A data room has been set up to provide supporting documentation and further details are available on request.

## VAT

We understand the property is elected for VAT, and it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC)

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## Contacts & Viewings

All viewings must be made by prior appointment and under no circumstances should any approach be made to any of the occupational tenants staff.

For any enquiries regarding the property, please contact:

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