



TREADMILLS

EAST ROAD, NORTHALLERTON, DL6 1NW

78,000 SQ FT RETAIL & LEISURE SCHEME (WITH DETAILED PLANNING PERMISSION)
UNITS TO LET FROM 1,885 SQ FT TO 3,971 SQ FT

EXCHANGED

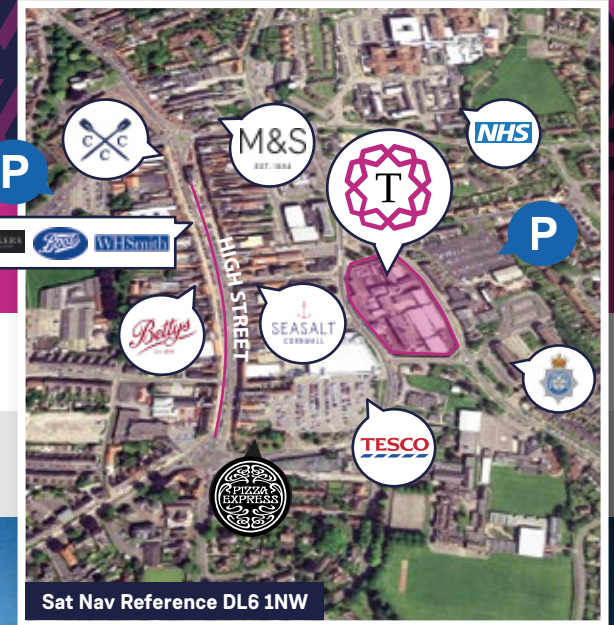


EVERYMAN CINEMA



NOW UNDER OFFER TO LOUNGERS

LOUNGE
CAFÉ BARS



PHASE ONE - RETAIL - UNDER CONSTRUCTION COMPLETES SUMMER 2020



Block D (left) and Block B Former Governor's House (right)

LOCATION

Northallerton is the county town of North Yorkshire. It is an attractive affluent market town situated on the A684 between the A19 and A1, it is home to Hambleton District Council, North Yorkshire County Council and North Yorkshire Police.

The town is situated 30 miles to the North West of York, 28 miles to the North of Harrogate and 22 miles South of Middlesbrough.

Northallerton has a population of approximately 16,832 people. Hambleton district has a population of 90,000 people with the majority (65%) of the workforce employed in skilled, professional or administrative occupations.

30 minute drive time - 181,029 people
 33.7% of which are Affluent Achievers (UK Average 22.6%)
 19.4% of which are classed as Executive Wealth (UK Average 12.3%)
 13.7% of which are classed as Mature Money (UK Average 12.3%)
 33.8% of which are Comfortable Communities (UK Average 26.5%)

Nearby Towns that do not have a Multiplex Cinema:

Town	Population	Distance
Thirsk	20,500	8.7 mi
Easingwold	18,000	19.3 mi
Stokesley	25,000	16.1 mi
Bedale	11,800	8.9 mi
Yorkshire Dales	50,000	

EVERYMAN
(Upper Level & Unit 4)

Phase 1: 

Phase 2: 

Phase 1: 

Phase 2: 

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

AVAILABILITY

The premises will have the following approximate gross internal floor area.

UNIT 4 1ST FLOOR	- Everyman (exchanged)	
UNIT 5 GROUND	3,293sq ft	306sqm
UNIT 6 GROUND	- Under offer to Lounge	
UNIT 7 GROUND	2,694sq ft	250sqm
BLOCK B GROUND	1,885sq ft	147sqm
BLOCK B 1ST FLOOR	1,895sq ft	147sqm
BLOCK D GROUND	up to 3,971sq ft	379sqm

ZETLAND ST
£2m of pedestrian
route upgrades to be
completed May 2020

100m
From High Street to
Treadmills

CROSBY RD CAR PARK
Additional parking with 228 spaces

This architectural rendering shows the proposed development at the intersection of 10th and 11th Streets. On the left, a modern building with a large glass facade and a brick upper section is visible. To the right, a historic brick building with a clock tower stands. The foreground shows a wide street with white directional arrows pointing left and right. Pedestrians are depicted walking on the sidewalks, and a few cars are visible in the distance.

CAR PARK
127 space short
stay car park

Unit 6 Ground Floor

Unit 7 Ground

Block B Ground

Block B 1st Floor

Block D Ground

Glazed Exterior

Crossrail

Chic Square

[C401]

B

Iceland

LIDL

EAST ROAD

OPEN FOR SUMMER 2020

CROSSRAIL
Additional

VIEW FROM



TREADMILLS

EAST ROAD, NORTHALLERTON, DL6 1NW



SITUATION

The site is located in the centre of Northallerton fronting East Road, immediately to the west is the High Street where key occupiers include Tesco, M&S, Pizza Express, Bettys Tea Rooms, Crew Clothing, Sea Salt, and Costa Coffee. This line up ensures that the town is a popular centre which pulls from a wide catchment.

The scheme is linked to the High Street via Zetland Street which will be upgraded by the Local Authority as part of a £2m improvement program for the area to be completed by May 2020. On the East side of the scheme is the towns long stay car park 228 car parking spaces, which will be brought into the scheme to form part of the long stay parking strategy. There will be 127 short stay car parking spaces adjacent to the proposed Lidl store to the south of the scheme.

TIMESCALES

Construction on Phase 1 & retail commenced September 2019 and is to be completed summer 2020. Phase 1 comprises a Lidl and Iceland, with Unit 1 & 3 currently available. In April 2020 work begins on the listed buildings to be completed Autumn 2020. Phase 2 comprises Everyman Cinema and several restaurants; work begins Summer 2020 to be completed Summer 2021. Everyman Cinema open for Autumn 2021.

CONTACT

For further information or to arrange a viewing please contact the joint agents:



Richard Shuttleworth:
rs@pudneyshuttleworth.co.uk - 07747 008458
Will Hepplewhite:
wh@pudneyshuttleworth.co.uk - 07846 006790



Adam Mobley
amobley@wsbproperty.co.uk
07587 133540



TREADMILLS
EAST ROAD, NORTHALLERTON, DL6 1NW



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. WSB Property, Central Northallerton Development Company Limited nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.