



TREADMILLS

EAST ROAD, NORTHALLERTON, DL6 1NW



NOW UNDER OFFER

Proposed 70,000 sq ft Retail and Leisure destination
Units from 550 sq ft to 6,000 sq ft



TREADMILLS INTRODUCTION

Northallerton is an affluent and vibrant market town located in the heart of North Yorkshire. The town is a key administrative and commercial centre with notable local authority facilities such as Hambleton District Council, North Yorkshire County Council and North Yorkshire Police all based in the town. The town furthermore pulls from the surrounding populations for its retailing offer with key occupiers established locally including Tesco, M&S, Barkers Department Store, Boots and WHSmith.

The proposed 70,000 sq ft Treadmills development is located on the site for the former HMP Northallerton which was established in 1788. The site is to be transformed into a mixed use development comprising a new cinema, converted office space for tech based businesses, restaurants, cafes, retail units and an anchor food store.

The site was acquired by Hambleton District Council in 2013, who recognised its strategic importance to the regeneration to Northallerton and the wider District. In 2017 the site was transferred to Central Northallerton Development Company Limited which is a Joint Venture between Hambleton District Council and Wykeland Properties Limited.

10

SECONDS WALK
FROM TESCO

31

MILES NORTH
EAST OF YORK

51

JUST OFF
JUNCTION 51 A1(M)

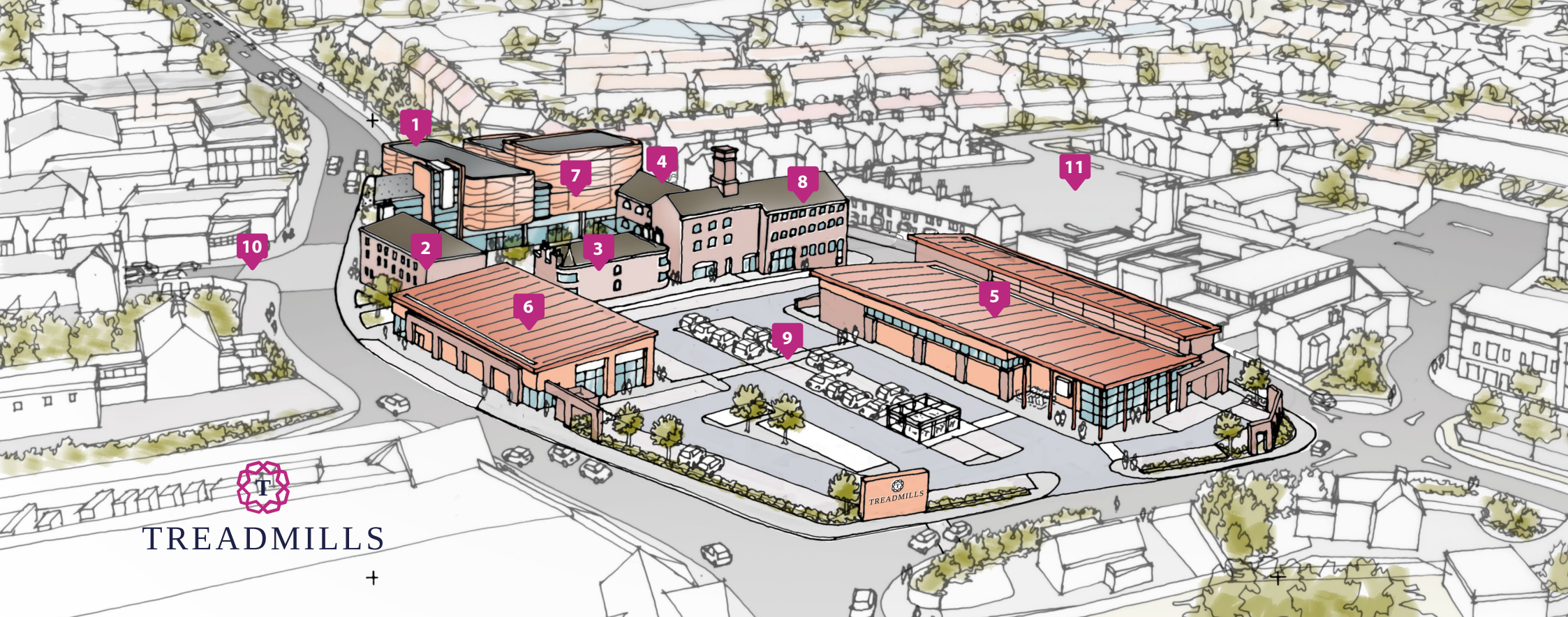
120

SECONDS WALK
FROM THE HIGH STREET





2




TREADMILLS
+

TREADMILLS MASTERPLAN

- | | | |
|--|--|----------------------------------|
| 1 Cinema (New Build) | 5 Foodstore - Under Offer  | 9 134 Car Parking Spaces |
| 2 Block A - Retail/Leisure (Listed) | 6 Retail (New Build) | 10 Zetland Street |
| 3 Block B - Cafe/Retail (Listed) | 7 Restaurants (New Build) | 11 228 Car Parking Spaces |
| 4 Block D - Bar/Restaurant (Listed) | 8 Block C/E - Tech Hub - Under Offer | |



TREADMILLS

TREADMILLS AVAILABILITY

The proposed scheme will extend to 70,000 sq ft over ground, first and second floors with over 130 car parking spaces within the scheme.

UNIT 1 GROUND	6,000sq ft	557sqm
FOOD STORE	Under Offer to Lidl	
BLOCK A1 GROUND	557sq ft	52sqm
BLOCK A2 GROUND	600sq ft	56sqm
BLOCK B GROUND	1,582sq ft	147sqm
BLOCK B 1ST FLOOR	1,582sq ft	147sqm
BLOCK C ALL	Under Offer to Tech Hub	

BLOCK D GROUND	4035sq ft	375sqm
BLOCK E ALL	Under Offer To Tech Hub	
UNIT 2 GROUND (cinema)	5,730sq ft	532sqm
UNIT 2 1ST FLOOR (cinema)	15,052sq ft	1398sqm
UNIT 3 GROUND (restaurant)	3,030sq ft	281sqm
UNIT 4 GROUND (restaurant)	3,000sq ft	278sqm
UNIT 5 GROUND (restaurant)	2,500sq ft	232sqm

PLANNING

Subject to Planning.

TERMS

The premises will be available to let by way of new full repairing and insuring lease for a term to be agreed. Rental details upon application.

RATES

The unit will not be assessed until it is constructed. Interested parties are advised to make their own enquiries with the Local Authority.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

TIMESCALES

It is anticipated a planning application will be submitted in mid-2018 with a start on site later in 2018.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

KEY CONTACT

For further information please contact:



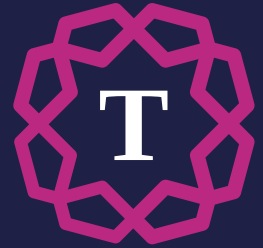
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PARTNERSHIP

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