

NOW OPEN  
AND  
TRADING

Feethams  
DARLINGTON



An exciting leisure scheme is now open in Darlington...

HOTEL • CINEMA • LEISURE • RESTAURANTS • BARS

SAT NAV: **DL1 5QT**



# AN EXCITING LEISURE SCHEME IS NOW OPEN IN DARLINGTON



Urban&Civic has developed the former town centre bus depot site into an attractive, desirable, vibrant, and accessible leisure quarter for the town. In keeping with the town's historic character, the 0.75 hectare site was redeveloped into a state-of-the-art leisure complex.

Darlington has a  
20 minute catchment  
of 190,000 people and  
30 minute catchment  
of 564,000 people

Source: 2012 Experian Ltd

Darlington has a resident  
area population of  
105,564 people

Source: 2011 Census -  
Office of National Statistics



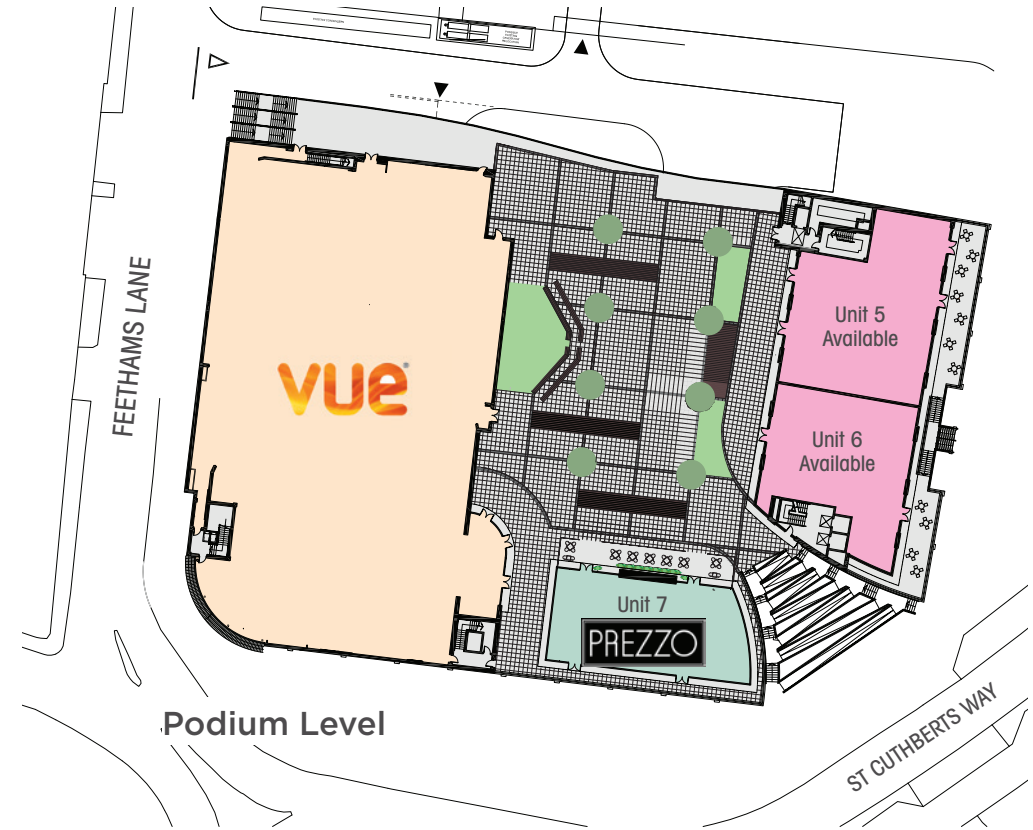
Feethams is anchored by a nine screen Vue cinema and an 80-bedroom Premier Inn hotel with Excel providing 80 car parking spaces on site, and Darlington Borough Council having recently developed a 650 space multi-storey car park adjacent. In addition there is a Nando's, Prezzo, Bella Italia, Hungry Horse and a Chinese Buffet, making it the region's hub of leisure activity.

With only **two units available**, this exciting scheme is almost fully let. Contemporary style, innovation and sustainability are key elements of the Feethams scheme. The environmentally conscious design of Feethams ensures that the complex is efficient and sustainable.

# SPECIFICATION

Located in Darlington town centre, Feethams is ideally placed to become the town and the region's premier leisure hub. Whether it's a meal for two, a family day out, or a catch-up over coffee, Feethams has something to offer everyone.

- Shell Units to be provided with shops fronts
- 3.5m cleared ceiling heights
- Capped off services
- Defined user entrances
- Units have the benefit of external seating areas



**ONLY TWO UNITS REMAIN AVAILABLE**

Teesside University's Darlington Campus has an approximate student population of 3,000.

Both Darlington College and Queen Elizabeth College have a combined student population of approximately 10,800.



## TESTIMONIALS



## vue

We are delighted to bring the big screen experience to Darlington and look forward to welcoming film fans from Darlington and the surrounding area in the coming months.

The natural choice of location was to take up space within the Feethams centre where our customers can also enjoy some of the most popular restaurant chains in the country. As the only multiplex cinema in the town, we hope to complement a great mix of venues already established here. We are committed to developing the centre into a vibrant destination experience for the local community.

With a great line of films this year there's something for the whole family to enjoy together in the best environment delivered by the best technology.

**Bethany Clark - Brand Manager, Vue Entertainment**

## Bella Italia

Since opening in April, Bella Italia has seen great support from the local community and Feethams scheme as well as firmly establishing the business on the local dining scene.

The town has long been on the horizon for Bella to open in, as the Italian generosity and the brilliance of the classical dishes are for sharing and enjoying with friends and family.

Opening as part of the Feethams scheme has given Bella the stepping stone to reach all those in town that enjoy combining great dining and entertainment. As weeks go by the trade is going from strength to strength and with the opening of the VUE cinema, Bella Darlington is looking forward to serving many more of Darlington locals and visitors alike.

**Ivanna Matsyupa - Marketing Manager, Bella Italia**



# OPPORTUNITIES

Urban&Civic has developed a 9 screen cinema operated by VUE Cinemas. Incorporating state-of-the-art cinematic technology, VUE's nine screens bring first-class entertainment to Darlington.

UNIT	ACCOMMODATION	SQ M	SQ FT
5	TO LET	421	4,532
5	EXTERNAL SEATING	185	1,990
<b>TOTAL</b>		<b>606</b>	<b>6,522</b>
6	TO LET	340	3,660
6	EXTERNAL SEATING	156	1,676
<b>TOTAL</b>		<b>496</b>	<b>5,336</b>

Whitbread is also operating an 80 bed Premier Inn Hotel. There are now two remaining restaurant and bar opportunities within the scheme at podium level with outside seating space. The size of the units range from approximately 3,660 sq ft up to 8,192 sq ft which reflects the amalgamation of two of the units. Urban&Civic are trying to achieve a healthy mix of national and independent operators which will ensure that Feethams offers a unique and authentic leisure experience. Darlington Borough Council have recently constructed a 650 space multi storey car park adjacent to Feethams which is now open and trading.

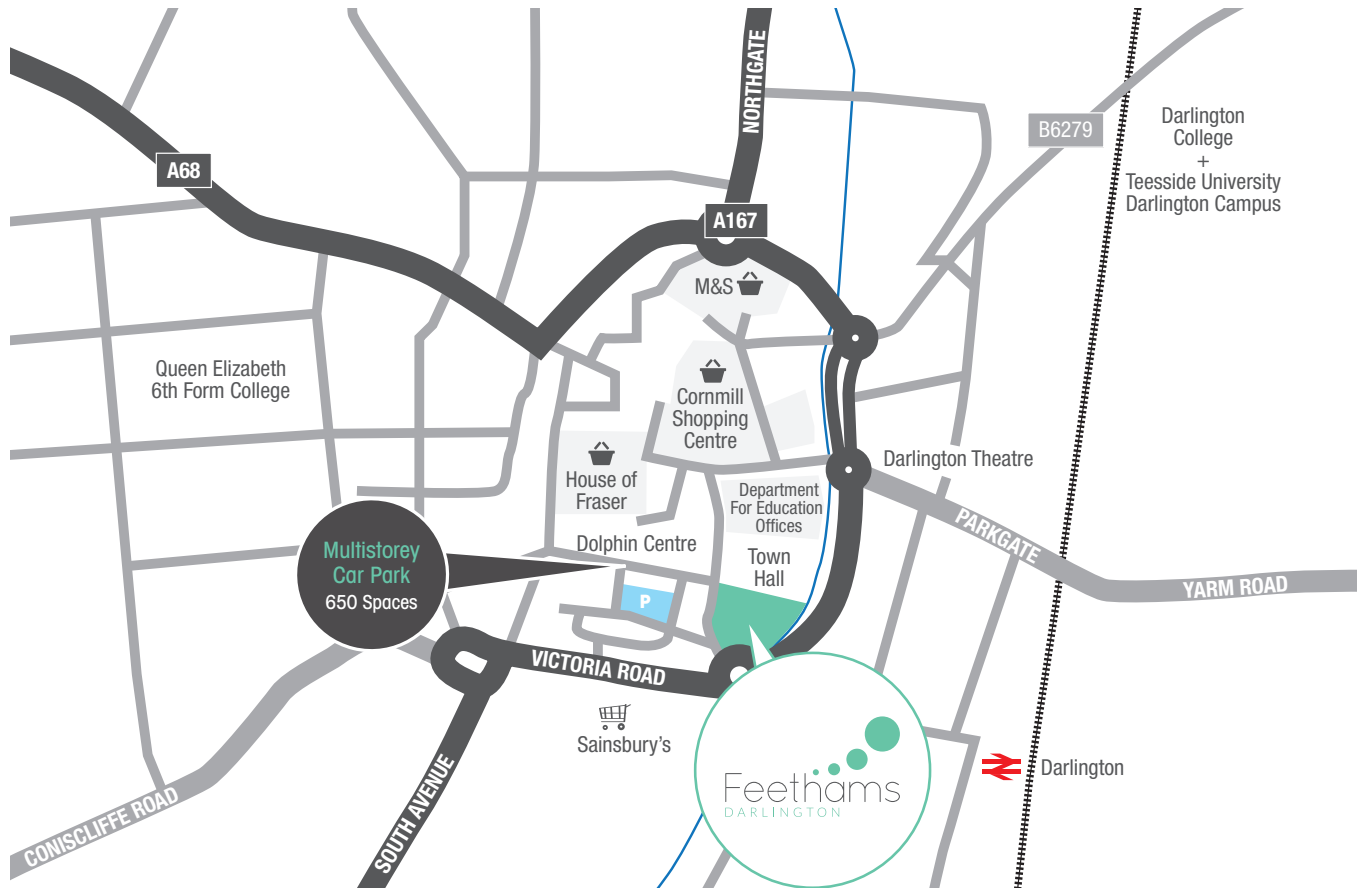


# LOCATION

Darlington benefits from excellent road communications with the A1(M) with easy access to the North East and to North/West Yorkshire. The town is also well served by the national rail network sitting on the East Coast Line with travel times of 2 hrs 20mins to London and 2 hrs to Edinburgh. Darlington Train Station is just a 5 minute walk from Feethams.

Sainsburys, who have recently extended their store and car park, is situated on the opposite side of the ring road. Darlington Town Hall is immediately located to the north

of the site with **600 employees**, with the council having recently developed and opened the new Department for Education offices, adding **400 employees**, adjacent to the site. The Dolphin Leisure Centre is also immediately adjacent which accommodates the town's main leisure facility including a swimming pool, diving pool, indoor 5-a-side pitches and squash courts. The main town centre retail pitch is in walking distance to the North, and the site is also adjacent to the town's main surface car park for shoppers.

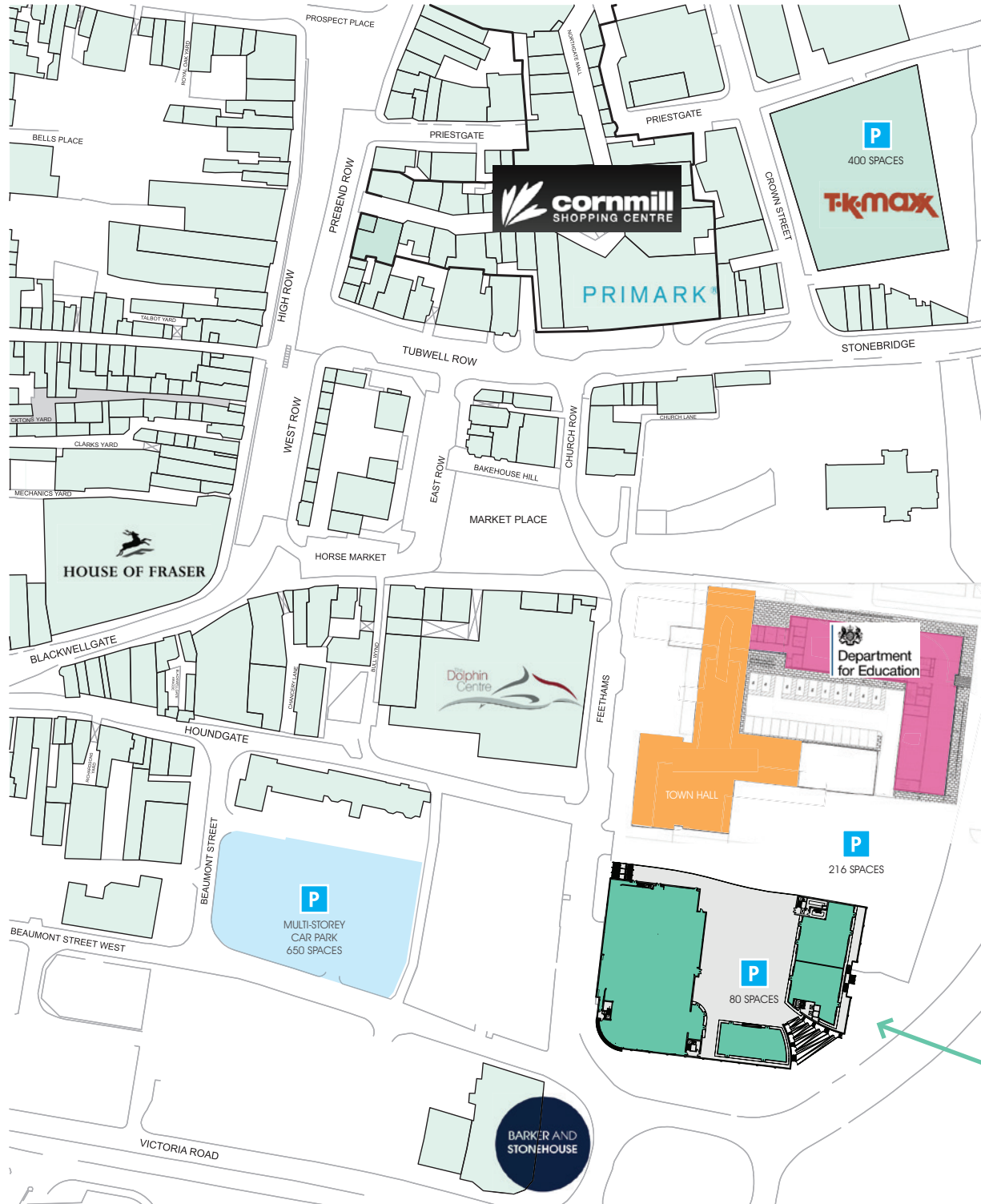


The scheme is prominently located on Darlington's inner ring road within the town centre.





# LOCATION



## KEY

- Feethams Darlington
- Surrounding Buildings & Shops
- Multi-storey Car Park
- Town Hall
- Department for Education Offices

**Terms Upon Application.** **Timings** Aiming to open in March 2016. **Rates** The development has not been assessed for rates. **VAT** All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate. **Timing:** Now open and trading. **Legal Costs** Each party is to be responsible for their own legal costs incurred in the transaction.

Urban&Civic

[www.feethamsdarlington.co.uk](http://www.feethamsdarlington.co.uk)

Interested leisure operators can find out more about the opportunities Feethams will bring by contacting:

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Feethams  
DARLINGTON