



# TREADMILLS

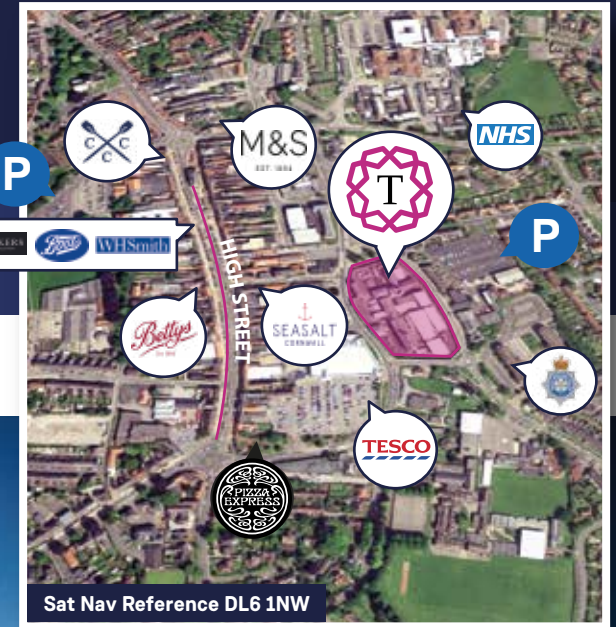
EAST ROAD, NORTHALLERTON, DL6 1NW

**78,000 SQ FT RETAIL & LEISURE SCHEME (WITH DETAILED PLANNING PERMISSION)**  
UNITS TO LET FROM 1,582 SQ FT TO 3,971 SQ FT

EXCHANGED



**EVERYMAN CINEMA**



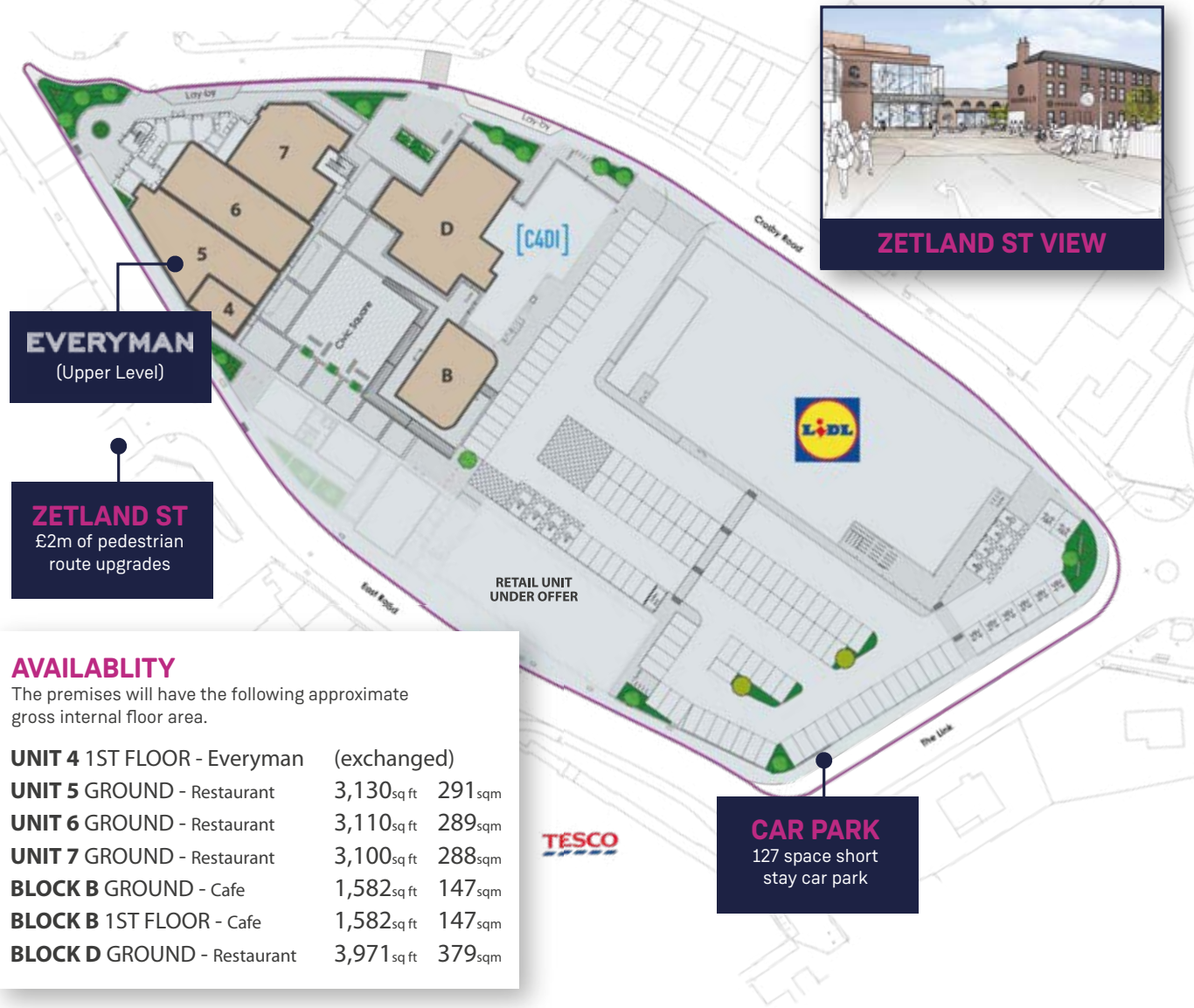
ON SITE SUMMER 2019





# TREADMILLS

EAST ROAD, NORTHALLERTON, DL6 1NW



## AVAILABILITY

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

<b>UNIT 4 1ST FLOOR - Everyman</b>	(exchanged)	
<b>UNIT 5 GROUND - Restaurant</b>	3,130sq ft	291sqm
<b>UNIT 6 GROUND - Restaurant</b>	3,110sq ft	289sqm
<b>UNIT 7 GROUND - Restaurant</b>	3,100sq ft	288sqm
<b>BLOCK B GROUND - Cafe</b>	1,582sq ft	147sqm
<b>BLOCK B 1ST FLOOR - Cafe</b>	1,582sq ft	147sqm
<b>BLOCK D GROUND - Restaurant</b>	3,971sq ft	379sqm

**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.

## 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 East of York, 28 miles to the North of Harrogate and 22 miles South of Middlesbrough.

Northallerton has a population of approximately 16,832 people, the Hambleton district has a population of 90,000 people with the majority (65%) of the workforce employed in skilled, professional or administrative occupations. The town also has a wide and substantial agricultural catchment area.

30 minute drive time - 181,029

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 don't have a Multiplex Cinema:

- Northallerton
- Thirsk - 20,500
- Easingwold - 18,000
- Stokely - 25,000
- Bedale - 11,800
- Rural East - 12,000
- Yorkshire Dales - 50,000

## 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 start in 2019. On the East side of the scheme is the town's 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

Treadmills secured planning in November 2018 and it is proposed to start on site with Phase 1 in mid-2019. Phase 1 comprises a Lidl, with Unit 1 & 3 currently available. Phase 2 will follow and has already secured Everyman Cinema as its anchor tenant.

## CONTACT

For further information or to arrange a viewing please contact the sole agent:



Adam Mobley  
amobley@wsbproperty.co.uk

