



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



PHASE 1 UNDER CONSTRUCTION



Block D (left) and Block B Former Governors 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.

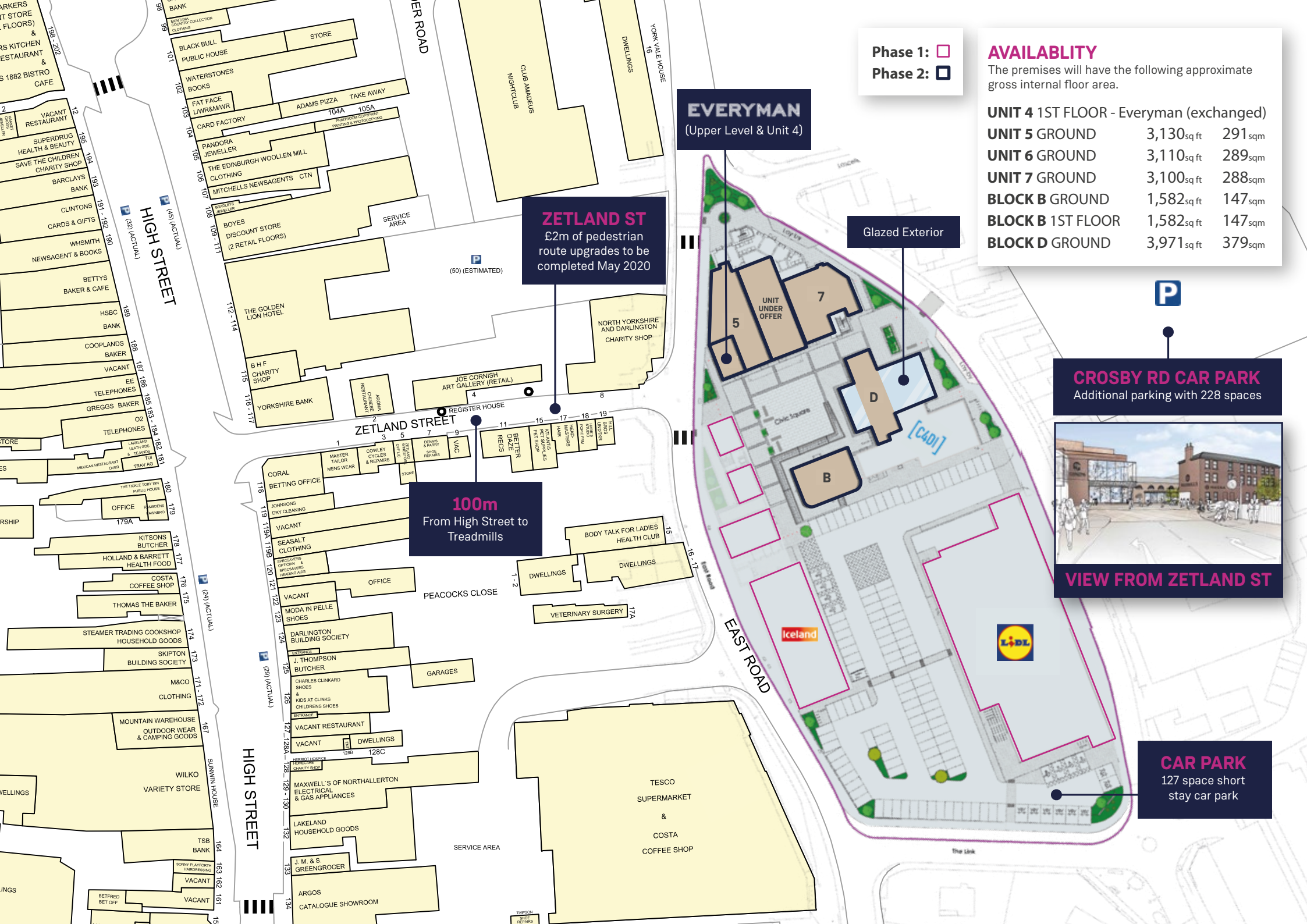
The town is situated 30 miles to the North West of York, 28 miles to the North of Harrogate and 22 miles South of Middlesbrough.

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
 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
Stokelsey	25,000	16.1 mi
Bedale	11,800	8.9 mi
Yorkshire Dales	50,000	



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	3,130sq ft	291sqm
UNIT 6 GROUND	3,110sq ft	289sqm
UNIT 7 GROUND	3,100sq ft	288sqm
BLOCK B GROUND	1,582sq ft	147sqm
BLOCK B 1ST FLOOR	1,582sq ft	147sqm
BLOCK D GROUND	3,971sq ft	379sqm

EVERYMAN
(Upper Level & Unit 4)

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

100m
From High Street to Treadmills

Glazed Exterior

CROSBY RD CAR PARK
Additional parking with 228 spaces



VIEW FROM ZETLAND ST

CAR PARK
127 space short stay car park



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SITUATION

The site is located in the centre of Northallerton fronting East Road, immediately to the west of 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 town's long stay car park with 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 construction commenced on Phase 1 September 2019. Phase 1 comprises a Lidl and Iceland, with Unit 1 & 3 currently available. Phase 2 will follow and has already secured Everyman as its anchor tenant.

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



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