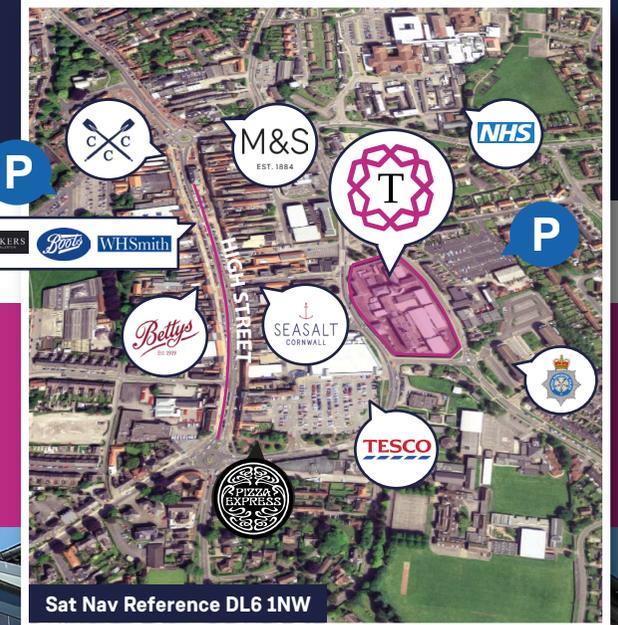




TREADMILLS  
EAST ROAD, NORTHALLERTON, DL6 1NW

78,000 SQ FT RETAIL & LEISURE SCHEME (WITH DETAILED PLANNING PERMISSION)  
RETAIL PHASE HAS COMPLETED - OPEN FOR TRADE NOVEMBER 2020

**FINAL RETAIL UNIT - 1,330 SQFT (124 SQM)  
NOW AVAILABLE**



ADJACENT TO



Iceland



**UNIT 3 GROUND FLOOR** 1330<sub>sqft</sub> (124<sub>sqm</sub>)

**TENURE**

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

**RENT**

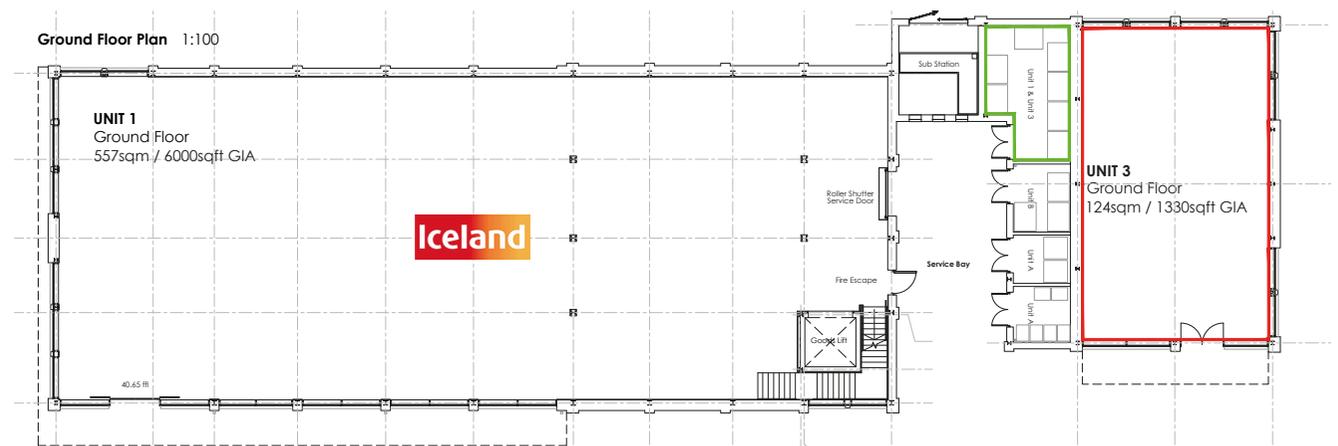
£20,000 per annum, exclusive of VAT.

**VAT**

The property is elected for VAT and will be charged on the rent and service charge payments.

**EPC**

The property will be assessed shortly and details will be made available prior to exchange of contracts.





# TREADMILLS

EAST ROAD, NORTHALLERTON, DL6 1NW

## 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%)

## 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 has been upgraded by the Local Authority as part of a £2m improvement program for the area to start in 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. The unit will benefit from 127 short stay car parking spaces.

## CONTACT

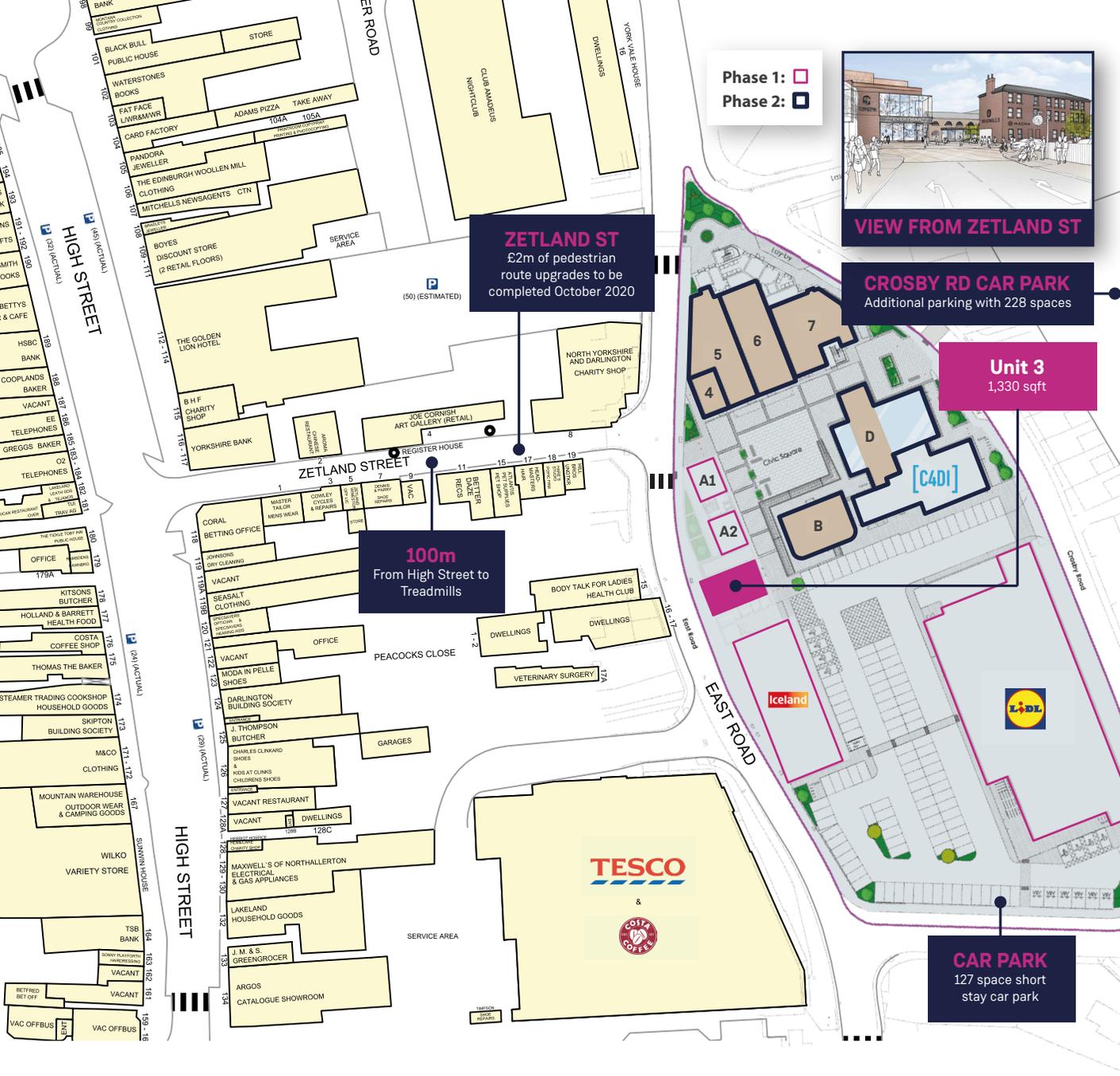
For further information or to arrange a viewing please contact the sole agent:

PROPERTY CONSULTANTS  
**w s b**  
www.wsbproperty.co.uk  
**0113 234 1444**

**Wykeland**  
Regeneration for the next generation

**HAMBLETON**  
DISTRICT COUNCIL

Adam Mobley  
amobley@wsbproperty.co.uk



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

**VIEW FROM ZETLAND ST**

**CROSBY RD CAR PARK**  
Additional parking with 228 spaces

**Unit 3**  
1,330 sqft

**100m**  
From High Street to Treadmills

**CAR PARK**  
127 space short stay car park

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.