



# TREADMILLS

EAST ROAD, NORTHALLERTON, DL6 1NW

**78,000 SQ FT RETAIL & LEISURE SCHEME (WITH DETAILED PLANNING PERMISSION)**  
UNITS TO LET FROM 1,885 SQ FT TO 3,971 SQ FT

EXCHANGED

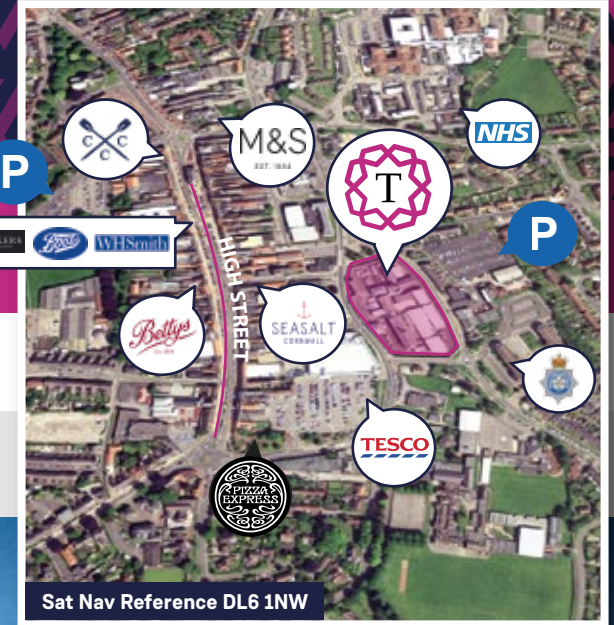


**EVERYMAN CINEMA**



NOW UNDER OFFER TO LOUNGERS

LOUNGE  
CAFÉ BARS



PHASE ONE - RETAIL - UNDER CONSTRUCTION COMPLETES SUMMER 2020





Block D (left) and Block B Former Governor's 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.

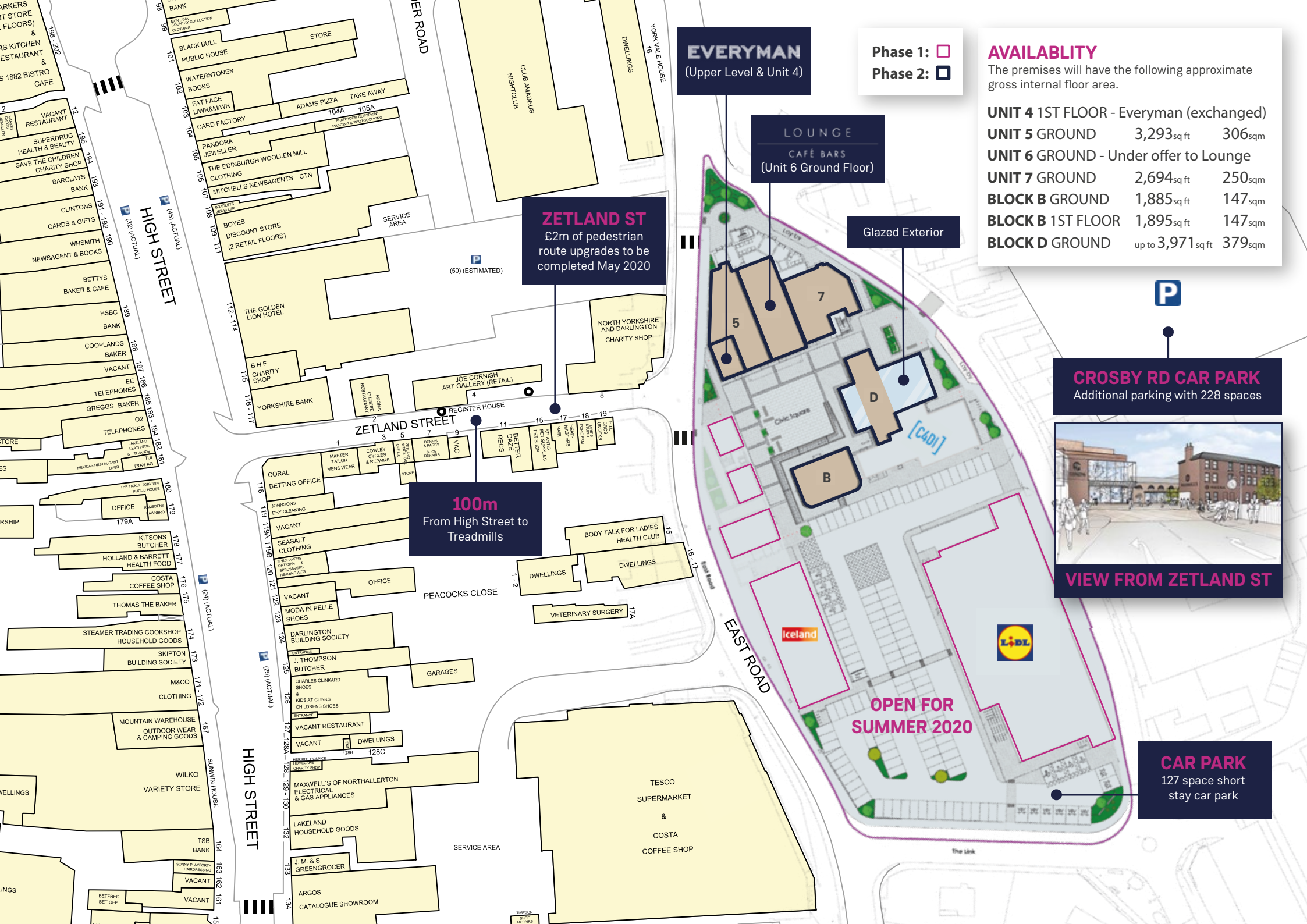
Northallerton has a population of approximately 16,832 people. Hambleton district has a population of 90,000 people with the majority (65%) of the workforce employed in skilled, professional or administrative occupations.

30 minute drive time - 181,029 people  
 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
Stokesley	25,000	16.1 mi
Bedale	11,800	8.9 mi
Yorkshire Dales	50,000	





**EVERYMAN**  
(Upper Level & Unit 4)

Phase 1: □  
Phase 2: □

<b>AVAILABILITY</b> The premises will have the following approximate gross internal floor area.		
<b>UNIT 4 1ST FLOOR</b> - Everyman (exchanged)		
<b>UNIT 5 GROUND</b>	3,293sq ft	306sqm
<b>UNIT 6 GROUND</b> - Under offer to Lounge		
<b>UNIT 7 GROUND</b>	2,694sq ft	250sqm
<b>BLOCK B GROUND</b>	1,885sq ft	147sqm
<b>BLOCK B 1ST FLOOR</b>	1,895sq ft	147sqm
<b>BLOCK D GROUND</b>	up to 3,971sq ft	379sqm

LOUNGE  
CAFÉ BARS  
(Unit 6 Ground Floor)

Glazed Exterior

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



**VIEW FROM ZETLAND ST**

**100m**  
From High Street to  
Treadmills

EAST ROAD

**OPEN FOR  
SUMMER 2020**

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

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

HIGH STREET

TESCO  
SUPERMARKET  
&  
COSTA  
COFFEE SHOP

Iceland

LIDL

(50) (ESTIMATED)

HIGH STREET

SERVICE AREA

The Link





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## 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 be completed by May 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. There will be 127 short stay car parking spaces adjacent to the proposed Lidl store to the south of the scheme.

## TIMESCALES

Construction on Phase 1 & retail commenced September 2019 and is to be completed summer 2020. Phase 1 comprises a Lidl and Iceland, with Unit 1 & 3 currently available. In April 2020 work begins on the listed buildings to be completed Autumn 2020. Phase 2 comprises Everyman Cinema and several restaurants; work begins Summer 2020 to be completed Summer 2021. Everyman Cinema open for Autumn 2021.

## CONTACT

For further information or to arrange a viewing please contact the joint agents:



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