

AVAILABLE FOR FITTING OUT IMMEDIATELY



78,000 SQ FT RETAIL & LEISURE SCHEME
UNITS TO LET FROM 2,120 SQ FT TO 3,971 SQ FT

EVERYMAN 4 SCREEN CINEMA - 4 UNIQUE SCREENS, 250 SEATS - TRADING
"GOVERNORS HOUSE" ALL DAY INDEPENDENT RESTAURANT - TRADING
THE OPEN JAR - FOOD, CRAFT BEER AND COCKTAILS - OPENING SUMMER 2023



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 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%)

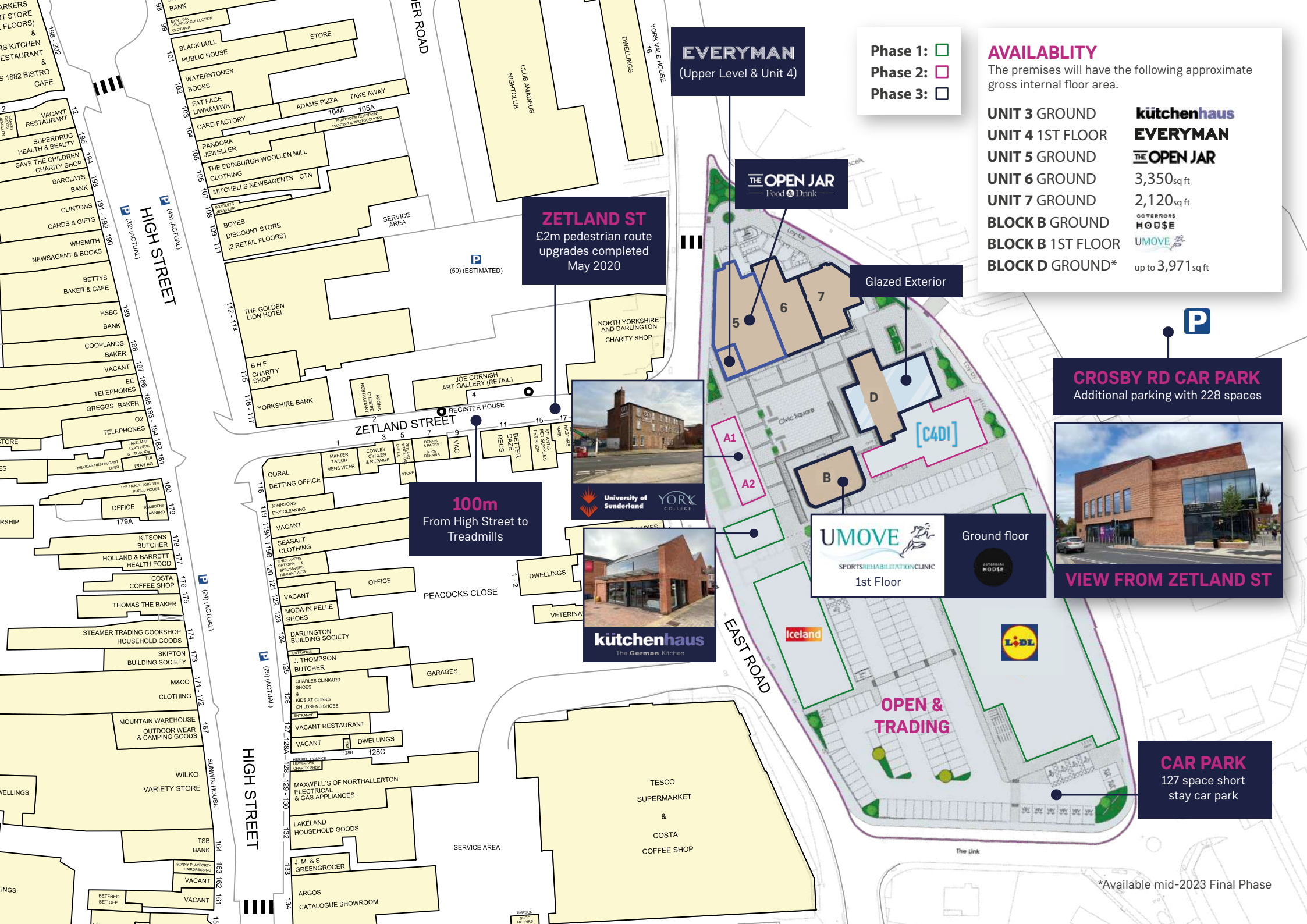
Of these Affluent Achievers:
 • 19.4% of which are classed as Executive Wealth (UK Average 12.3%)
 • 13.7% of which are classed as Mature Money (UK Average 12.3%)

Other notable groups within the drive time:
 • 33.8% are classed as 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: □
- Phase 3: □

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

UNIT 3 GROUND	küchenhaus
UNIT 4 1ST FLOOR	EVERYMAN
UNIT 5 GROUND	THE OPEN JAR
UNIT 6 GROUND	3,350sqft
UNIT 7 GROUND	2,120sqft
BLOCK B GROUND	GOVERNORS HOUSE
BLOCK B 1ST FLOOR	UMOVE
BLOCK D GROUND*	up to 3,971sqft

ZETLAND ST
£2m pedestrian route upgrades completed May 2020

100m
From High Street to Treadmills

THE OPEN JAR
Food & Drink

Glazed Exterior

CROSBY RD CAR PARK
Additional parking with 228 spaces



UMOVE
SPORTS REHABILITATION CLINIC
1st Floor

Ground floor
GOVERNORS HOUSE



VIEW FROM ZETLAND ST

OPEN & TRADING

CAR PARK
127 space short stay car park

*Available mid-2023 Final Phase



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, Bianco Ristorante, 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 programme for the area. On the east side of the scheme is the town's long stay car park with 228 car parking spaces, which has been brought into the scheme to form part of the long stay parking strategy. There are 127 short stay car parking spaces adjacent to the Lidl store to the south of the scheme.

TIMESCALES

Retail Phase – open and trading comprising Lidl and Iceland, with Unit 3 let to Kutchenhaus. C4DI serviced offices for the tech industry is open. Block B – completed and U Move occupy the first floor. Phase 2 comprises Everyman Cinema and 3 restaurants; work began October 2021 and completed in Q4 2022.

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



TREADMILLS
EAST ROAD, NORTHALLERTON, DL6 1NW



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 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.