

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%)

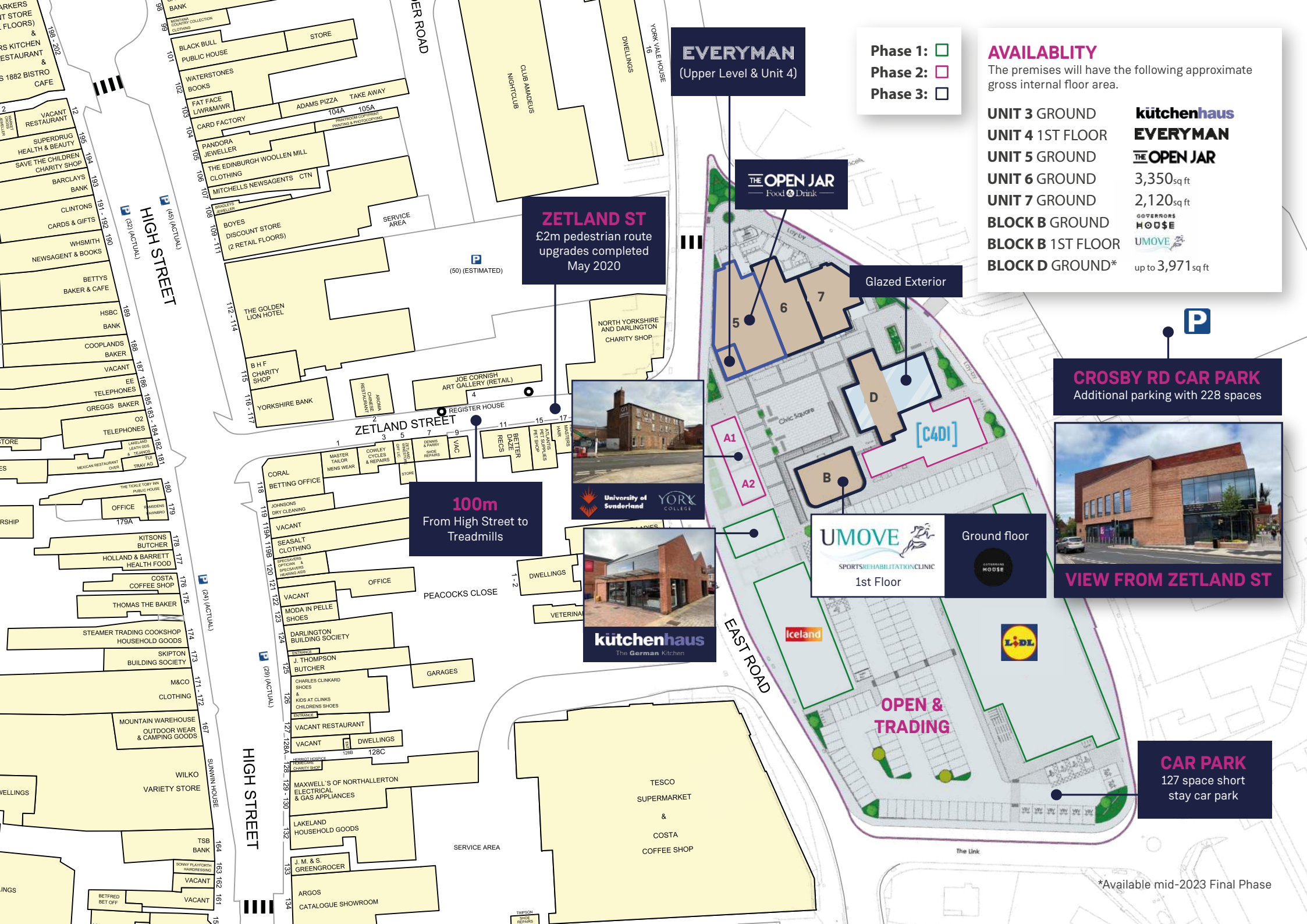
Other notable groups within the drive time:

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

THE OPEN JAR
Food & Drink

Glazed Exterior

CROSBY RD CAR PARK
Additional parking with 228 spaces



VIEW FROM ZETLAND ST



UMOVE
SPORTS REHABILITATION CLINIC
1st Floor

Ground floor
GOVERNORS HOUSE

Iceland

LIDL

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:



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