Billingham Town Centre

ST.MODWEN

Opportunities for Retailers and Businesses in a rejuvenated Billingham Town Centre

ALDI · ASDA · Iceland · Boots · GREGGS · Poundland · select · BrightHouse Your Weekly Payment Store · Argos · BOYES for good value! · JD Wetherspoon · b&m · M&Co.

Location

Drive Times

Middlesbrough	18 mins	7 miles
Stockton	15 mins	4.5 miles
Hartlepool	17 mins	8 miles
Sunderland	32 mins	24 miles

Billingham is a large town situated in County Durham in the North East of England. It has a resident population of 55,000 inhabitants within a 10 minute drive time. It is within a 20 minute drive from Middlesbrough (138,400) and Stockton on Tees (83,490).

The population of Billingham has remained relatively consistent for many years and the industrial sector still dominates the employment market with many large companies being located in and around the town. These include Cambridge Research Biochemicals, ABB Group, Biochemica, GrowHow, Johnson Matthey, FujiFilm, Diosynth Biologics and Fruitaro providing a wide range of skilled jobs.

Billingham Town Centre provides the town with famous national retail chains such Asda, Greggs, Iceland and Argos, as well as restaurants, cafes, health centre, library, estate agents and banks, with a market featuring in the centre every Monday and Friday. At the East of the centre is the Forum which has a major pull throughout the north east for the Swimming Pool, Ice Rink, Theatre and other facilities.

It is also home to the annual Billingham International Folklore Festival.

The Centre

320,000 sq ft Town Centre Retail / Leisure scheme

Public Realm investment of **£2.3m** completed in 2014

New **£2.5m library and council customer service centre** opened in 2015 in heart of the town centre

55,000 residents within 10 minute drive time, spending capacity of **£231m**

FREE car parking with capacity for over **550 vehicles**

Anchor retailers - **Asda, Argos, B&M, Boots, Boyes, Iceland, M&Co, Poundland, Select, JD Weatherspoon,** with a **new 16,500 sq ft Aldi opening 2016**

Description

Billingham town centre is a 320,000 sq ft open air retail scheme. Billingham is part of the Tees Valley Economic area, home to the largest integrated chemical complex in the UK. It's reputation and continued strength in these international markets has allowed the town to retain a loyal and secure residential population who regularly shop in the centre and are benefiting from the recent investment in the town centre and surrounds.

This investment is clearly visible and includes new private residential development immediately adjacent to the town centre in addition to the 2.35 million pound public realm, 2.2 million pound new library, refurbished Forum leisure centre and theatre regeneration.

The town delivers a quality convenience and comparison retail offer to a relatively low mobile catchment population. The town's position in the hierarchy of local, district and town centres within the Tees Valley is changing as evidenced by the increasing patient numbers attracted to the dental surgery, visitor numbers to the Forum and the commitment and investment by Aldi in their market leading value food store due to open in 2016.

The Town Centre was purchased in late 2014 by St. Modwen, the UK's leading Regeneration specialist. St. Modwen has a proven track record of asset management and regeneration of town centre schemes across the country. Billingham town centre is managed in-house by an experienced on site Town Centre Manager together with support from St. Modwen's Leeds office.

select
sale
sale
sale
sale
SALE
50
SA

NatWest
NatWest

fonehouse
Specialist Partner
E
E

Bright House
Hays Travel
ALDI

Billingham Forum

Leisure centre

- 750,000 visitors per year
- gym, swimming pool, ice rink, squash courts, sports hall

A Living Centre

The heart of the community

Queensway Dental Clinic

providing preventative treatment and cosmetic procedures with

- 110 staff
- 115,000 patient appointments per year

Billingham Forum

- Theatre 150,000 visitors per year
- 600 capacity
- Over 120 events per year

New Library

in the heart of the centre

Stockton on Tees Council Offices

Kingsway and Queensway House

- 400 staff
- c.10,000 visitors per annum

Layout Plan

Council offices - 400 staff and 10,000 visitors per annum
Completion due in early 2016
The Causeway
Health Centre
Rothbury Street
ASDA
ALDI
Iceland
Town Square
Forum
Kingsway
Queensway
West Precinct
East Precinct
Argos
Library
Police
Dental Clinic
Medical Centre
Job Centre
BOYES
M&Co.
savers
Kingsway
Dental Clinic - 110 staff and 115,000 accompanied appointments per annum
Library - New £2.5 milllion library and Council Customer Service Centre
The Forum - Ice Rink, Theatre, Swimming Pool, Health Club with more than 900,000 visitors per annum

Accommodation

A variety of unit sizes and configurations are available:

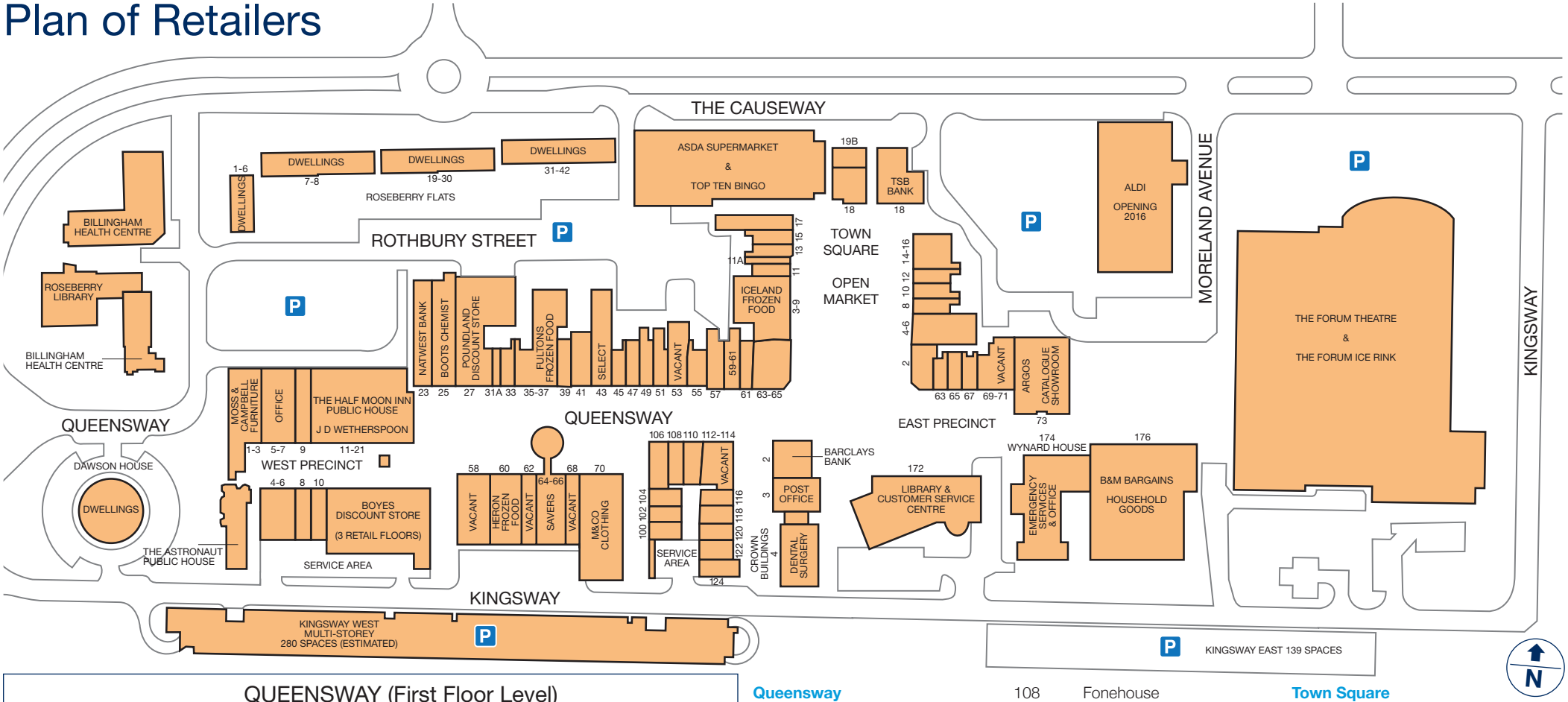
Address	Description	Sq M	Sq Ft	Rent	Service Charge *	Business Rates **	EPC Rating
33 Queensway	Ground Floor	73	771	£20,000	£2,523	£10,106	128
49 Queensway	Ground Floor	83	895	£20,000	£2,554	£10,230	111
53 Queensway	Ground Floor	155	1,669	£32,000	£3,600	£14,440	58
58 Queensway	Ground Floor	290	3,118	£52,500	£6,062	£24,280	76
62 Queensway	Ground Floor	139	1,497	£25,000	£3,231	£11,955	58
68 Queensway	Ground Floor	107	1,152	£22,500	£3,046	£12,202	61
69 - 71 Queensway	Ground Floor	217	2345	£35,000	£3,170	£12,695	111
	First Floor	58	626				
	Second Floor	72	780				
112 / 114 Queensway	Ground Floor	203	2,815	£37,500	£5,816	£23,294	84
West Precinct	Ground Floor	***Various units available at economic rents. Contact agents for more details***					
	First Floor						
Queensway	First Floor						

* Sevice charge budget figure
** Full rates assuming no relief in 2015 / 2016 year. Parties should make their own enquiry to confirm rateable value and rates payable.

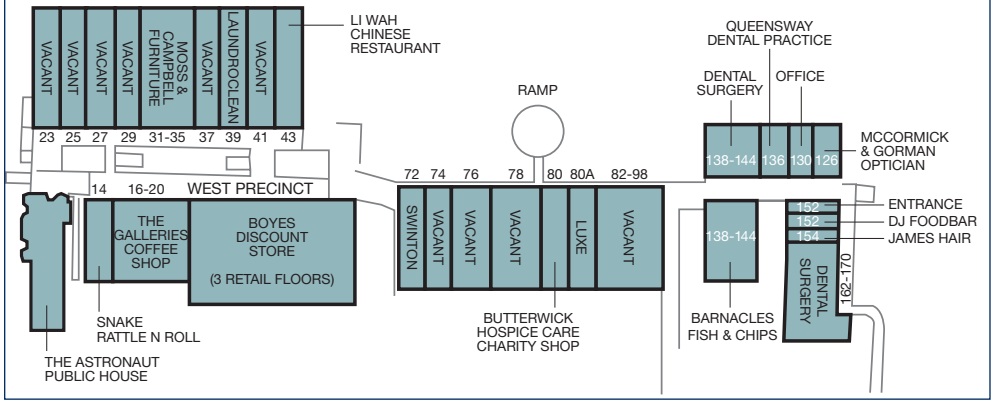
Lease

All shops are available by way of new leases on effective Full Repairing and Insuring basis on terms for a term of years to be agreed.

Plan of Retailers



QUEENSWAY (First Floor Level)



Queensway

31A	Max Spielman
33	Vacant
39	Rowlands Pharmacy
41	Coral Betting
45	Cooplands Baker
47	Grainger Games
49	Vacant
51	Thomson Travel Agent
55	Vacant
57	Greggs Baker
61	Card Factory
63-65	Brighthouse
100	Enterprise Hub
102	Vacant
104	Timpson Shoe Repairs
106	The Salvation Army
108	Fonehouse
110	William Hill Betting
112-114	Vacant
116	PE Flooring
118	Salon 3 Hair
120	La Porto Italiano
122	Pizza Pan Take Away
124	Forum Plaice Fish & Chips

East Precinct

63	Drummonds Estate Agent
65	Thirlwells Estate Agent
67	Cochranes Solicitor

West Precinct

4-6	Billingham Foodbank
8	Public Toilets
9	Vacant
10	Cats Eyes Optician

Town Square

2	Manners & Harrison Estate Agent
4-6	Gillys Amusements
8	Under Offer
10	Michael Poole Estate Agent
11	Roberts Family Butcher
11A	FixAphone
12	Martin's CTN
13	Town Square Jeweller
14-16	Halifax Bank
15	Ramsdens Pawnbroker
17	British Heart Foundation
18	Marie Curie Cancer Care
19B	Ladbrokes Betting

Contact Us

Billingham Town Centre

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MISREPRESENTATION ACT 1967

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