

ILLUSTRATIVE PURPOSES ONLY



NEW RETAIL UNITS TO LET
MIXED RETAIL / LEISURE TOWN CENTRE DEVELOPMENT

ILLUSTRATIVE PURPOSES ONLY

> WIDER SITE

EDINBURGH
A1

ASDA

A197

STATION RD

PORTLAND PARK
CINEMA / RESTAURANT
LEISURE UNITS

RETAIL UNITS
TO LET

ASDA
Filling Station

SPORTS
DIRECT.COM

McDonald's

WOODHORN RD

NEW THROUGH ROAD

A197

RETAIL - UNDER
OFFER

£ poundstretcher

NEWCASTLE
A189

ASHINGTON LEISURE
CENTRE

LIDL

> LOCATION

TRAVEL TIMES - POPULATION

NORTHUMBERLAND NATIONAL PARK

NORTHUMBERLAND

ASHINGTON

NORTH SHIELDS
SOUTH SHIELDS
NEWCASTLE UPON TYNE
GATESHEAD
WASHINGTON
SUNDERLAND
CHESTER LE STREET
HOUGHTON LE SPRING
DURHAM

COUNTY DURHAM

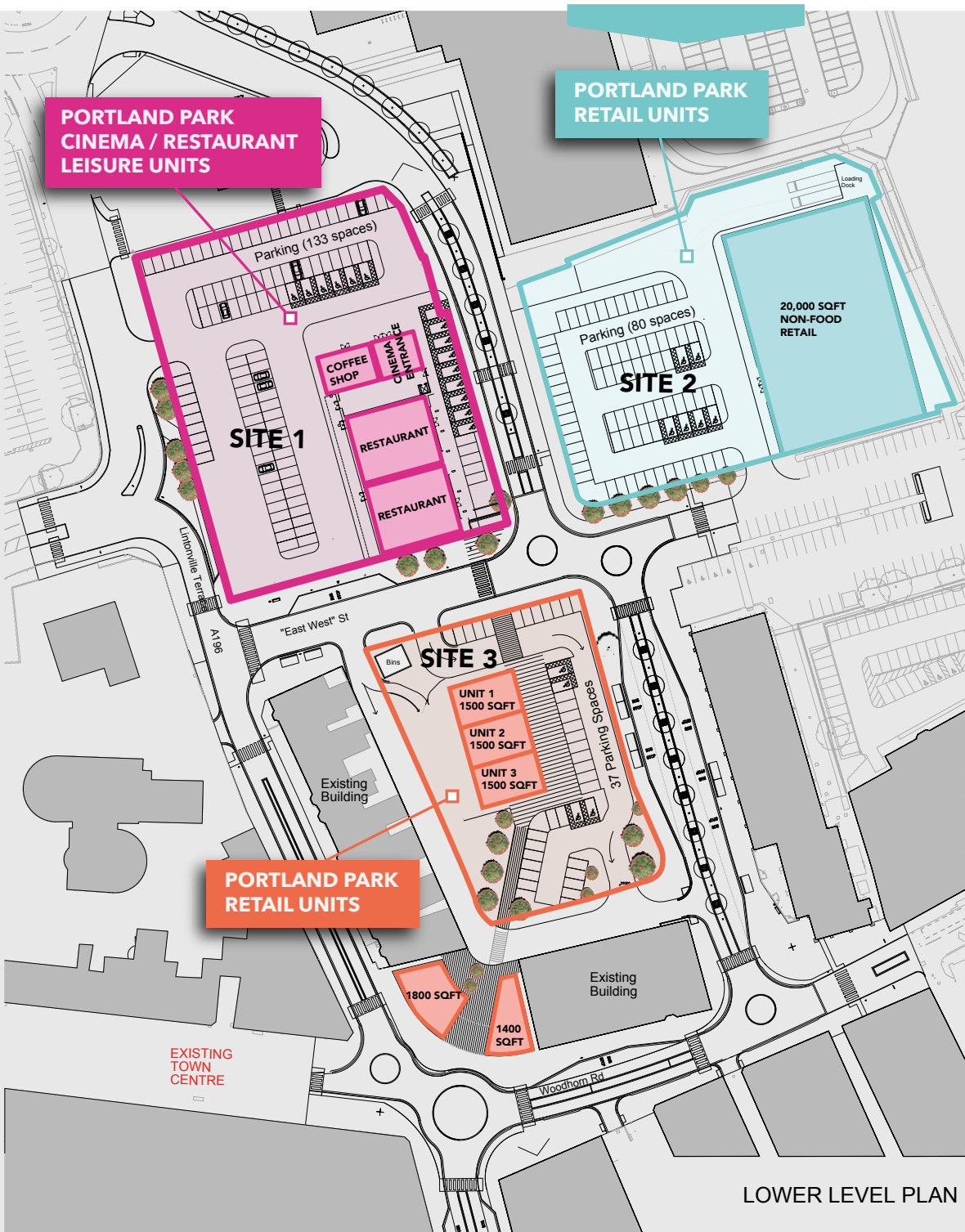
HARTLEPOOL

- 0 to 10 min - 51,805
- 10 to 20 min - 204,888
- 20 to 30 min - 660,354
- 30 to 40 min - 1,230,607



DRIVE TIME FACTS

- The County of Northumberland is home to 316,000 people.
- The majority of the population live to the south east of the county, in and around Ashington.
- There are 138,000 households (2.29 residents per household). 89% of residents live in a house or bungalow, with 33% owning outright, which is higher than the U.K. average.
- Ashington has a higher number of family residents and a higher number of residents aged between 16 and 64 than the UK average.
- Ashington's overall population has remained relatively stable, but with a rising commuter population – facilitated in part by new housing developments on the fringes of the town with easy access to road connections.
- There is a higher number of people working in skilled trades and as machine operatives within the drivetime area than the average across England & Wales.
- 70% of the drivetime population own at least one car, vehicle ownership has grown 19% from the 2001 census.
- Approx. 6.5m people go to the cinema in the North East each year and they spent c.£42m on cinema tickets in 2016.
- Vue Cramlington, which is positioned on an out of town retail park, is the only multiplex offer within a 20-minute drive-time distance from Ashington.
- Odeon Silverlink is 22 minutes and Odeon Metro Centre 35 minutes drivetime away from Ashington to the south.
- Going north there are no other full-time cinema's in operation for 100 miles on the A1 route to Edinburgh East.
- There are 1.2m people within a 40 minute drivetime of Ashington.
- The population size, and the profile of residents within the drivetime provide a positive base for potential cinema development.

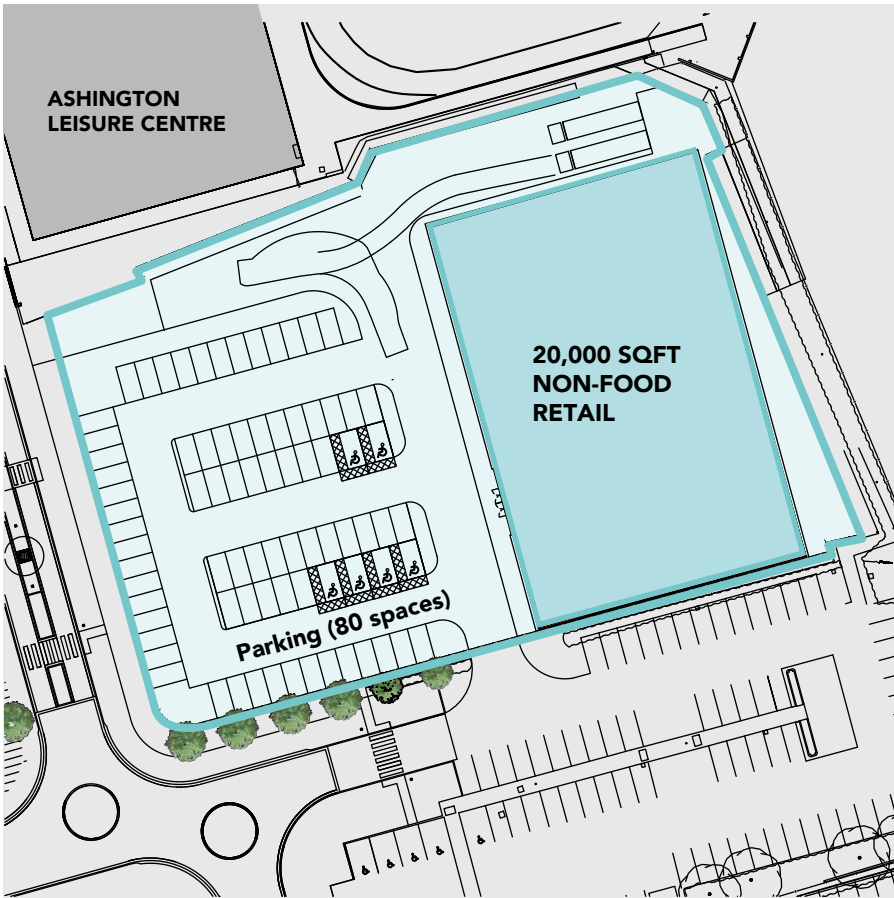


LOWER LEVEL PLAN

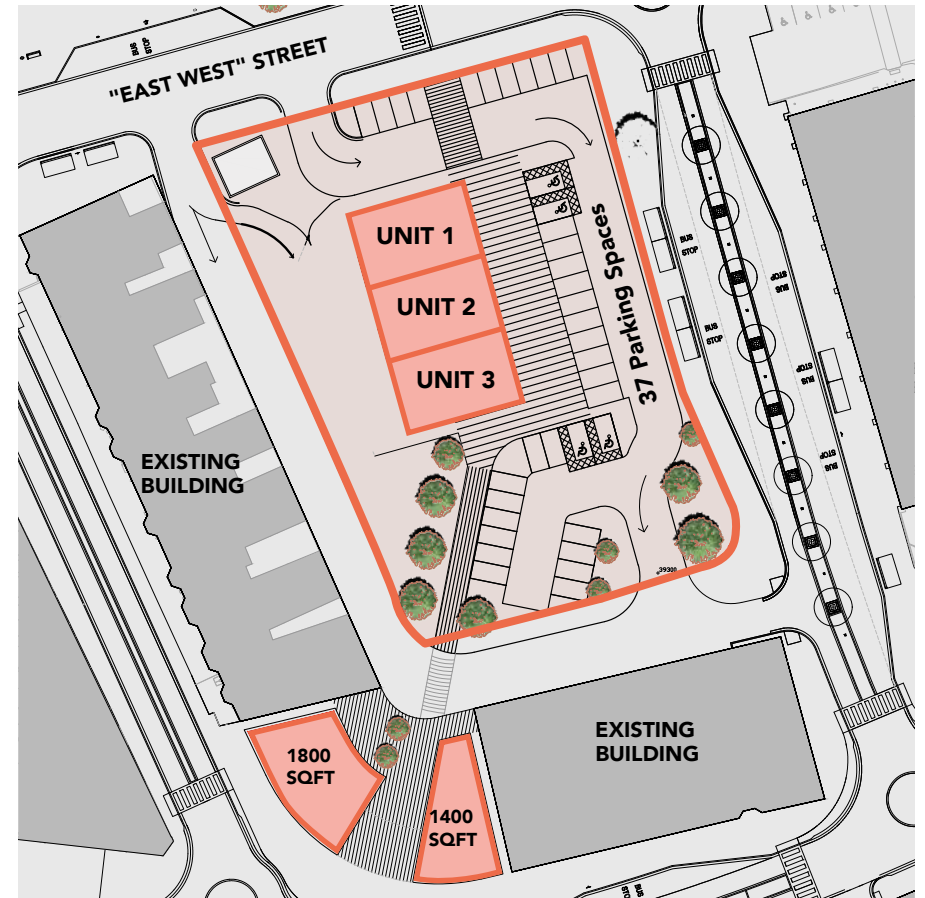
> THE PORTLAND PARK OFFER

- A mixed leisure and retail development located in the heart of Ashington Town Centre
- **Portland Park Cinema/ Restaurant Leisure Units** - Consisting of a 7 screen REEL multiplex cinema, 2 restaurant units and 1 coffee/ convenience shop. Approx. 120 free car parking spaces
- **Portland Park Retail** - Consisting of a large 20,000sqft retail unit, together with a terrace comprising 3 retail units of approx. 1,500sqft per unit. Approx. 130 free car parking spaces combined

SITE 2



SITE 3



> RETAIL UNIT AVAILABILITY

SCHEDULE OF UNITS

UNIT	AREA (SQ.FT.)
UNIT 1	A1 RETAIL 1500 SQ.FT.
UNIT 2	A1 RETAIL 1500 SQ.FT.
UNIT 3	A1 RETAIL 1500 SQ.FT.
NON FOOD UNIT	UNDER OFFER 20,000 SQ.FT.



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> RETAIL UNIT CGI'S

> STATS

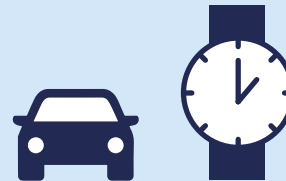
Prospect of **train station** re-opening for links to Newcastle



Northumberland **population will grow by 4.6%** in the period to 2031



660,000 customers in 30 minutes' drive



17% Share of the county retail market - second only to Cramlington



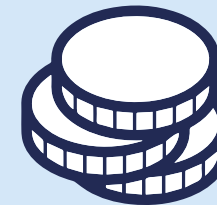
8 key bus routes going north to Alnwick, south to Newcastle, west to Morpeth and east to the coast



976 free town centre parking space plus additional spaces for Portland Park



250 businesses trading in core commercial area



62% of retailers are regional independents



Market day **footfall** is over **60% higher** than usual



75% of town centre users visit at least once a week



Media and film studies focus at Northumberland College in Ashington



> CONTACT



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ALL ENQUIRIES



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DEVELOPER



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