



TYNEVIEW RETAIL PARK

Prudhoe

RETAIL ROADSIDE SCHEME NOW OPEN

JOIN ALDI, B&M HOMESTORE AND MCDONALD'S

AVAILABLE UNITS FROM 3,425 SQ FT TO 20,000 SQ FT (320 SQ M TO 1,858 SQ M)
ADJOINING DEVELOPMENT PLOT 2.3 ACRES (0.9HA) FOR SALE OR TO LET



PRINCESS WAY, PRUDHOE, NORTHUMBERLAND, NE42 6PX

NEW BUILD UNITS TO LET AND DEVELOPMENT PLOT FOR SALE/ TO LET



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LOCATION



- ▶ NEWCASTLE UPON TYNE
10.4 MILES - 24 MIN BY CAR
- ▶ GATESHEAD
11.7 MILES - 23 MIN BY CAR
- ▶ BLAYDON
6 MILES - 12 MIN BY CAR
- ▶ HEXHAM
13.4 MILES - 22 MIN BY CAR



OCCUPIERS



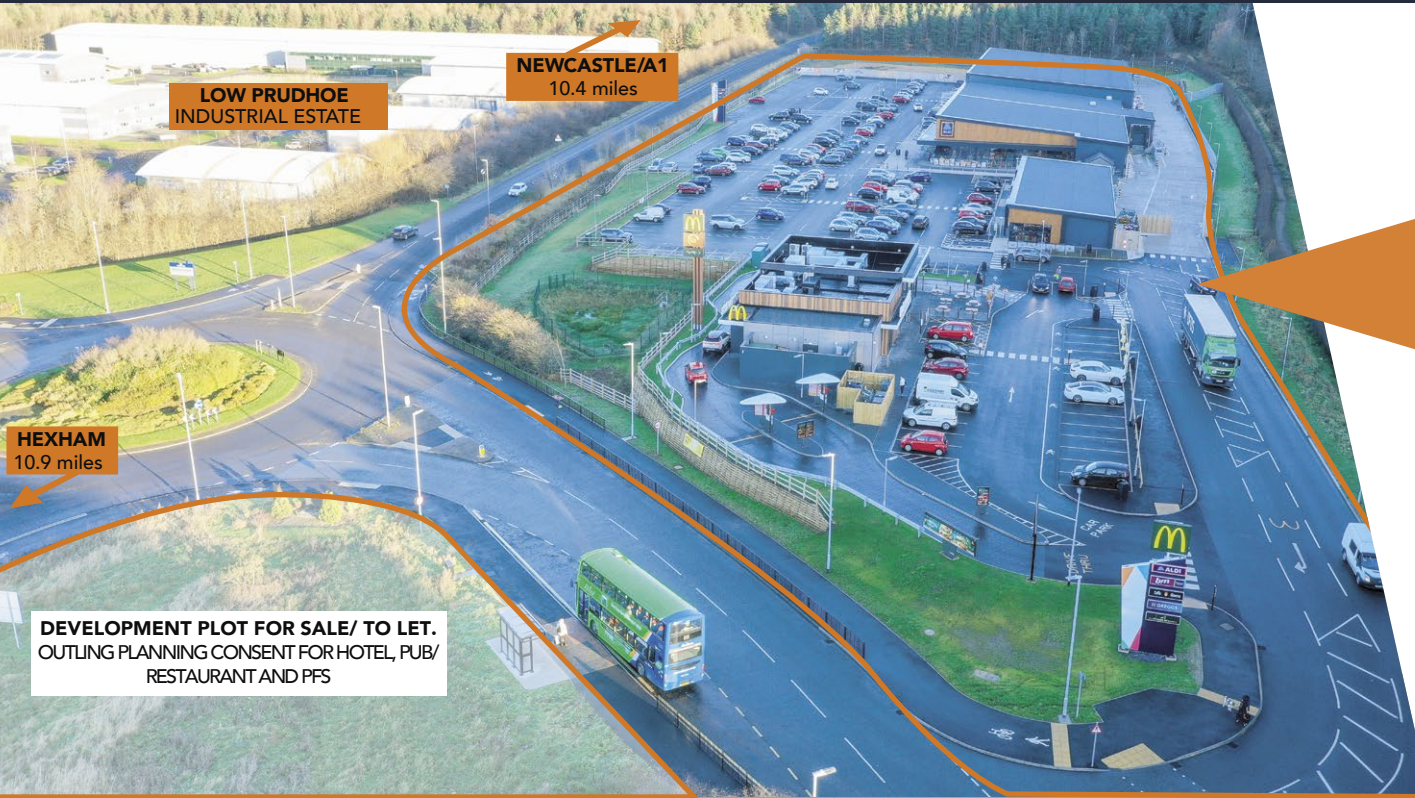
WEST SITE
DEVELOPMENT PLOT



Scheme Overview

Tyneview Retail Park is the first phase of a proposed new retail and roadside development fronting A695 Princess Way to the north of Prudhoe town centre and extending to 66,865 sq ft approximately with 384 car park spaces. Aldi, B&M Homestore and Café Ginevra now open. Further new lettings agreed with McDonald's Drive Thru, Greggs and BJC Kitchens.

The west site totals 2.3 acres (0.9 ha) and has outline planning for a 19,375 sq ft hotel, 8,384 sq ft pub and 3,229 sq ft fuel filling station.

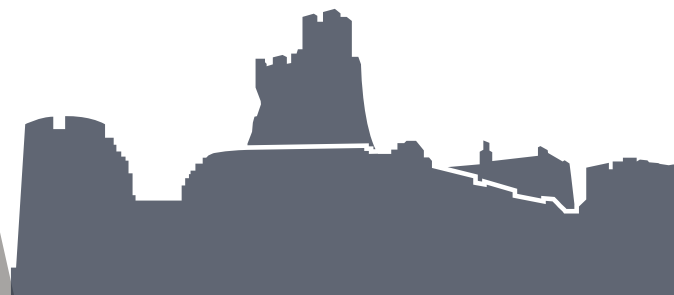
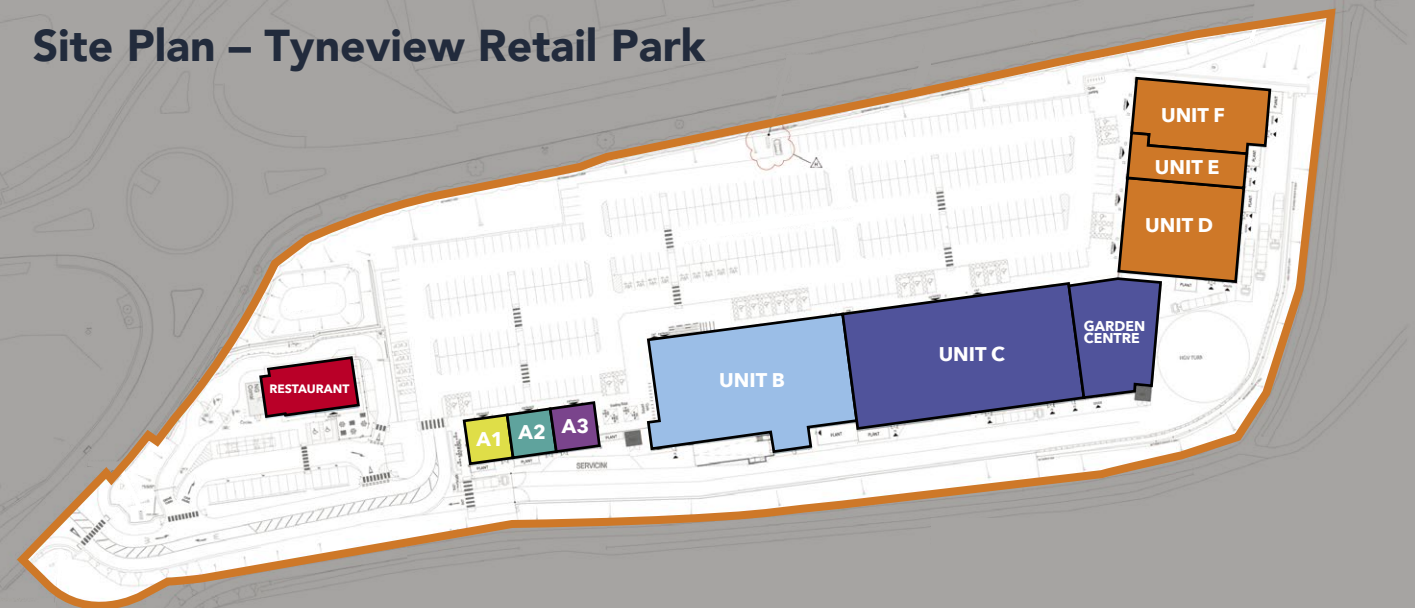


MASTERPLAN

East Site

UNIT	AREA (GIA)
MCDONALD'S	3,777 SQ FT
GREGGS	1,500 SQ FT (139 SQ M)
BJC KITCHENS	1,500 SQ FT (139 SQ M)
CAFE GINEVRA	1,500 SQ FT (139 SQ M)
ALDI	19,368 SQ FT (1,799 SQ M)
B&M HOMESTORE	22,000 SQ FT (2,044 SQ M)
UNIT D - TO LET	9,000 SQ FT (836 SQ M)
UNIT E - TO LET	3,452 SQ FT (320 SQ M)
UNIT F - TO LET	6,975 SQ FT (648 SQ M)

Site Plan – Tyneview Retail Park



STATS

LOCATION & CATCHMENT

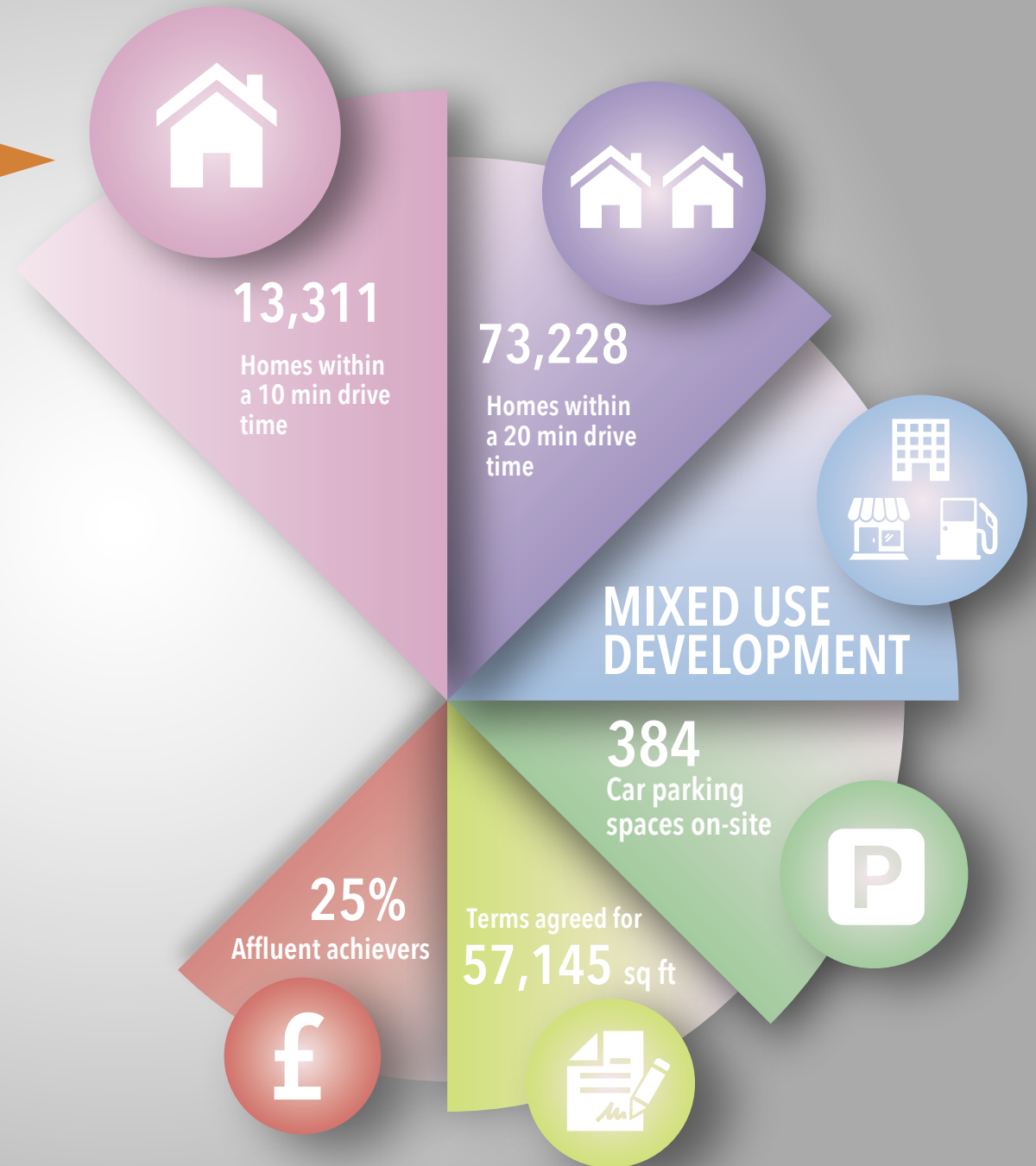
- Prudhoe Town Centre lies to the west of Newcastle upon Tyne on the south bank of the river Tyne located in the southern part of the county of Northumberland.
- Prudhoe has an immediate catchment of 13,311 homes (30,909 people) within a 10 minute drive time.
- Increasing to 73,228 homes (169,020 people) within a 20 minute drive time.
- The consumer spend in the town centre is predominantly on convenience goods with the comparison / fashion spend leaking to Hexham, Metro Centre and Newcastle.

CACI Demographics (within 10 minute drive time)

- Affluent achievers 25%.
- Comfortable communities 32%.

LEASE TERMS

- The premises are available by way of a new FRI lease for a rent and term to be agreed upon application.



TRACK RECORD

Northumberland Estates is one of the largest and most active developer Landlords in the North East.

The in house Commercial Property team is experienced in delivering schemes of a varying complexities from general industrial units to specialist facilities such as schools.

- ▶ Northumberland Estate's UK Commercial Property portfolio currently comprises in excess of 400 properties over 100 individual sites.
- ▶ The current UK development pipeline is in excess of 1 million sq ft and is spread across a range of sectors.
- ▶ The wider portfolio includes assets in Germany, Switzerland and North America.

Advance Northumberland is a unique economic regeneration company with a clear remit to improve prosperity, quality of life and increase business activity throughout the communities of Northumberland.

Wholly owned by Northumberland County Council, Advance Northumberland owns and manages a significant commercial and residential portfolio, including over 500,000 sq ft of retail space with circa 250,000 sq ft of retail and leisure currently in development across a range of towns in Northumberland.

Advance Northumberland's Joint Venture partnership with Northumberland Estates combines a track record of successful development and regeneration across a number of key areas and brings together two of the strongest covenants in the North East.



Northumberland Retail Park - 50,000 sq ft retail/leisure development due for completion September 2019. The scheme will complement the existing 19,000 sq ft Aldi, Costa drive-thru and 21,368 sq ft retail parade anchored by a 24,772 sq ft Sainsbury's Store



Quorum Business Park - Retail parade on major North Tyneside Business Park



Willowburn Retail Park - Phase 1 due for completion August 2019 to provide 12,000 sq ft M&S Food Hall, Starbucks drive-thru and local artisan country store. Phase 2 will deliver an additional 20,000 sq ft of retail premises



Manor Walks Shopping Centre Cramlington - 500,000 sq ft retail park including Sainsbury's, Asda, M&S, Next, TK Maxx, Home Bargains, Vue Cinema and Nando's



Whitley Road - Planning to be submitted for drive-thru and restaurant unit to complement existing 70,125 sq ft retail and leisure scheme



Alnwick South Road - 15,000 sq ft retail developed for Aldi stores

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A JOINT DEVELOPMENT BY:



MISDESCRIPTIONS ACT 1967 AND PROPERTY MISDESCRIPTIONS ACT 1991 These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering into any contract. March 2021.