

Prominent Pub/Restaurant Opportunity

Northshore, Stockton-on-Tees

For sale on a turn key basis or on a new FRI lease

Expressions of interest invited



- Adjacent to new Hampton by Hilton Hotel (limited service)
- Over 60 major occupiers in the immediate vicinity
- Population within 5 mile radius of 320,000 projected by 2020
- Durham University International Foundation Campus with 500 students close to site

Pub/restaurant opportunity

- Exciting pub/restaurant opportunity extending to approximately 1.25 acres.
- Located in close proximity to 128 bed Hampton by Hilton limited service hotel currently under construction.
- Occupancy is projected at 38,000 room stays per annum.
- Hotel located 200m west of the pub/restaurant site.
- In addition to 74 on site spaces, two further public car parks are available close to the pub site providing an additional 336 spaces.
- Adjacent to major route into town centre which generates 11,285 vehicle movements per day /4.1m movements per year.
- Population within 5 mile radius of circa 320,000 projected by 2020.
- Durham University International Foundation College – Home to 500 students potentially increasing to 1200 by 2019.
- Stockton Riverside College currently has 1500 further education students on site.

Employment numbers

There are approximately 5500 employed on Teesdale across 50 businesses which is a 5 minute walk from the site and Stockton town centre. Headline businesses include – Barclaycard (400 employees), Santander (750), Swiftcover (250) Johnson Matthey (100), Quickly Finance (346), Cubic Transport Systems (100).

For indicative purposes only | [Click images](#) to enlarge

Planning

The site has outline consent for leisure uses with reserved matters to be finalised.

Northshore key facts

- 128 bed Hampton by Hilton hotel located a stone's throw from Northshore and close to the town centre.
- Following the completion of 126 residential units at Northshore, Infinity Riverside is the latest stunning phase of 82 stunning 2, 3 and 4 bed homes currently under construction.
- Award-winning HQ building for Thirteen Housing Group accommodating approximately 400 employees.
- Fusion Hive Innovation Centre provides flexible space for start-up businesses in the creative, scientific and digital sectors. Now 80% occupied.
- Durham University International Foundation College located directly opposite. Home to 500 students potentially increasing to 1200 by 2019
- Public realm improvements are planned for 2019 to enhance pedestrian routes between the proposed pub/leisure plot and the new hotel.



Stockton town centre

- Stockton Borough Council has completed a £38m transformation of the town centre. This major redevelopment comprises the development of significant areas of new public realm within the town centre and the opening up of a number of key routes between the town centre and Northshore
- Globe Theatre concert venue. A £4m restoration of this much-loved building will be completed in spring 2019 close to the new Hampton by Hilton hotel and proposed pub/restaurant site. The Globe Theatre will be a 3000 capacity live entertainment venue promoted by the The Ambassador Theatre Group and will host world class names from today's music and comedy circuits.



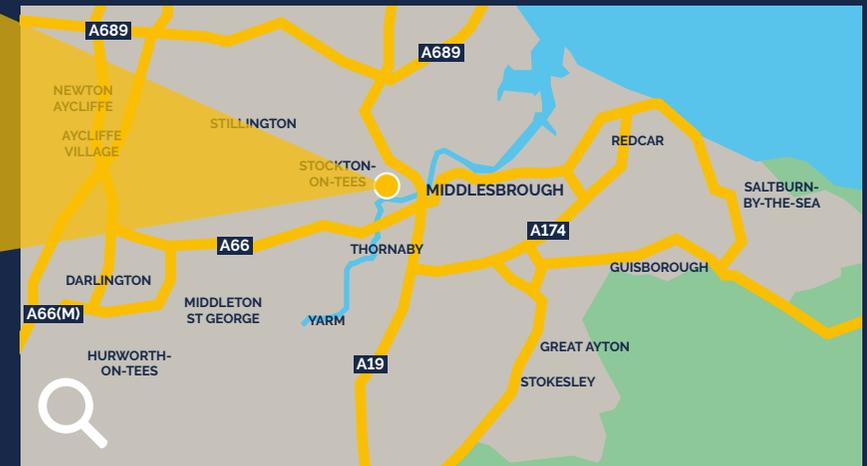
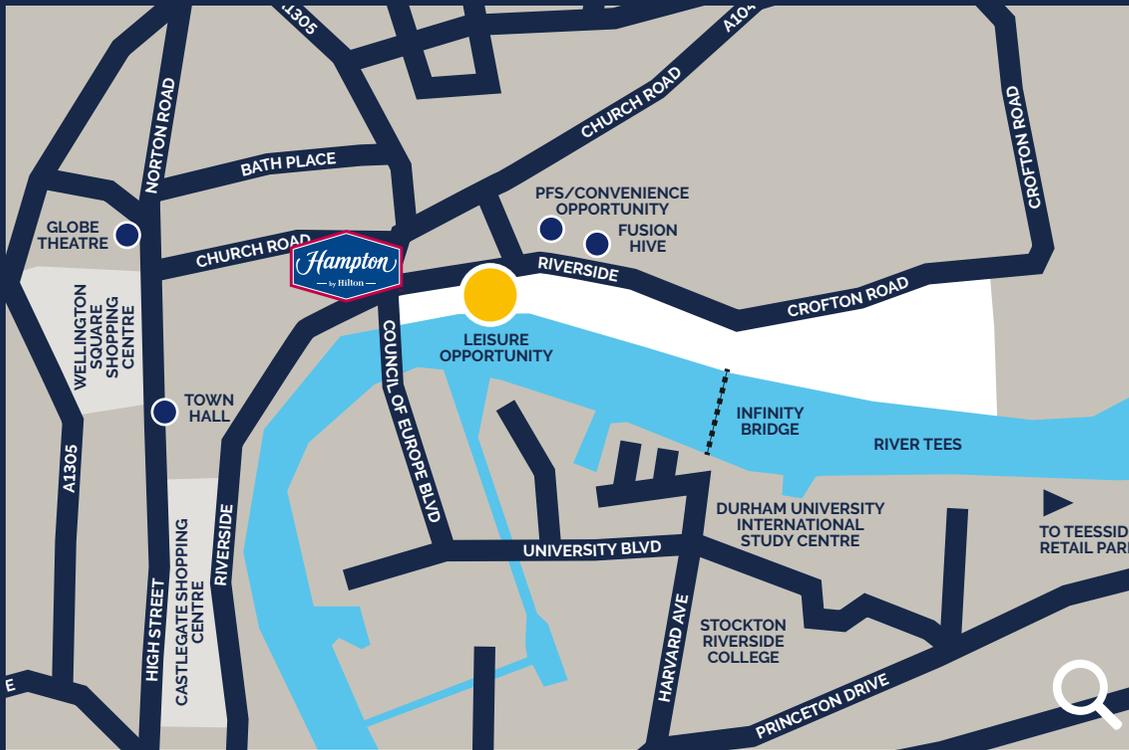
Housing Delivery

In addition to new housing being delivered at Northshore, a further 1122 units are consented across 4 sites within 1 mile of the town centre and proposed pub/leisure plot. 2 of these sites are currently under construction with a further 2 sites due to start on site in 2019.





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| 1 Castlegate Shopping Centre | 13 P X Group |
| 2 Wellington Square Shopping Centre | 14 Visualsoft |
| 3 Globe Theatre | 15 Fast Track Reclaim |
| 4 Cleveland Police | 16 Swiftcover |
| 5 Holiday Hypermarket | 17 Barclaycard |
| 6 Santander | 18 Fusion Hive |
| 7 Cubic Transportation Systems | 19 Thirteen HQ |
| 8 Hampton By Hilton | 20 Riverside College |
| 9 Simon Bailes | 21 International Foundation College |
| 10 HMRC | 22 Infinity Riverside Housing Development |
| 11 Teesdale Park | 23 The Wolfson Research Institute |
| 12 Endeavour Partnership | 24 Johnson Matthey |
| | 25 David Lloyd |



Terms

Expressions of interest invited either for sale on a turn key basis or on a new FRI lease with terms to be agreed subject to contract.

VAT

All rents quoted are deemed exclusive of VAT.

Legal costs

Each party to be responsible for their own legal costs incurred throughout the transaction.

Business Rates

The rateable value of the property will need to be assessed by the Valuation Office Agency upon practical completion of the proposed development. Any interested party should make their own investigations to the Local Authority with regard to the this matter.

Contact



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