



Opportunities for Retailers and Businesses in a rejuvenated Billingham Town Centre



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.

[Home](#)[Location](#)[The Centre](#)[Description](#)[A Living Centre](#)[Layout Plan](#)[Accommodation](#)[Goal](#)[Contact Us](#)



The Centre

320,000 sq ft Town Centre Retail / Leisure scheme

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

New **£2.7m** 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



[Home](#)

[Location](#)

[The Centre](#)

[Description](#)

[A Living Centre](#)

[Layout Plan](#)

[Accommodation](#)

[Goed](#)

[Contact Us](#)

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, 2.7 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.



[Home](#)

[Location](#)

[The Centre](#)

[Description](#)

[A Living Centre](#)

[Layout Plan](#)

[Accommodation](#)

[Goed](#)

[Contact Us](#)



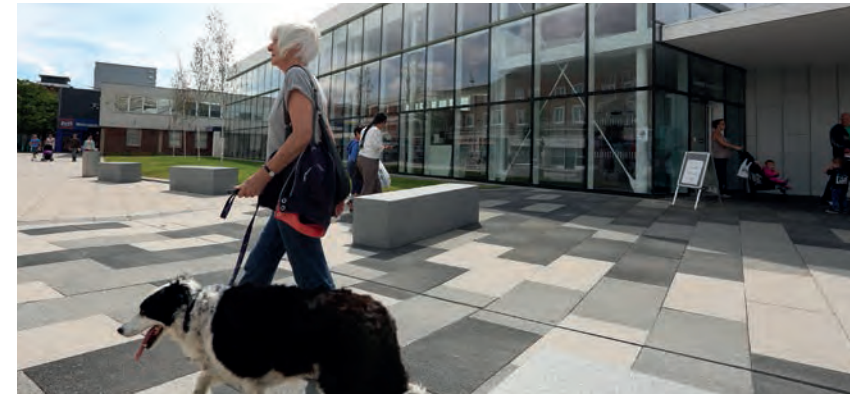
Billingham Forum

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



[Home](#)

[Location](#)

[The Centre](#)

[Description](#)

[A Living Centre](#)

[Layout Plan](#)

[Accommodation](#)

[Goed](#)

[Contact Us](#)

Layout Plan



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

* Service charge budget figure

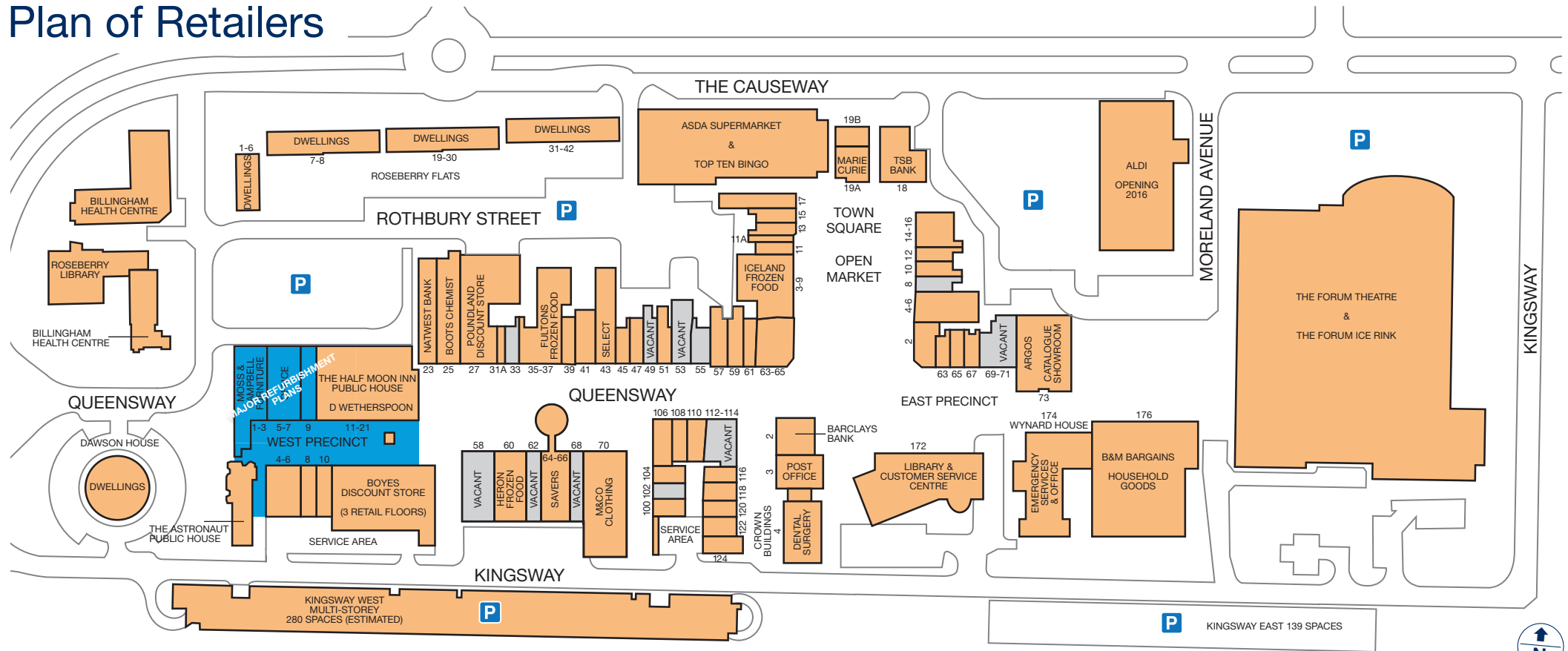
** Full rates assuming no relief in 2015 / 2016 year. Parties should make their own enquiry to confirm rateable value and rates payable.

Lease

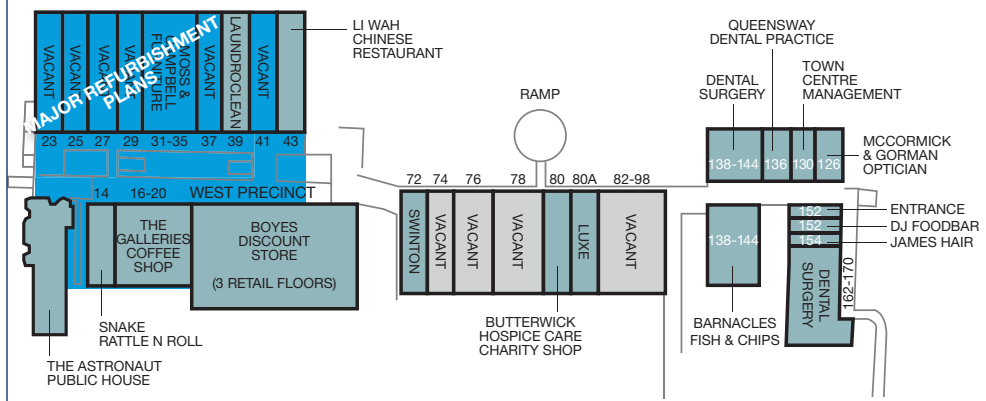
All shops are available by way of new leases on effective Full Repairing and Insuring basis on terms for a term of years to be agreed.

[Home](#)
[Location](#)
[The Centre](#)
[Description](#)
[A Living Centre](#)
[Layout Plan](#)
[Accommodation](#)
[Goad](#)
[Contact Us](#)

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
- 53 Vacant
- 55 Vacant
- 57 Greggs Baker
- 58 Vacant
- 59 Card Factory
- 61 Hays Travel
- 62 Vacant
- 63-65 Brighthouse
- 68 Vacant
- 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
- 69-71 Vacant
- 73 Argos

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 Vacant
- 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 Lloyds TSB
- 19A Marie Curie Cancer Care
- 19B Ladbrokes Betting

Home

Location

The Centre

Description

A Living Centre

Layout Plan

Accommodation

Goal

Contact Us

Contact Us



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MISREPRESENTATION ACT 1967

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[Home](#)

[Location](#)

[The Centre](#)

[Description](#)

[A Living Centre](#)

[Layout Plan](#)

[Accommodation](#)

[Goad](#)

[Contact Us](#)