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## **THORNABY TOWN CENTRE PROGRESSES WITH FIRST PHASE OPENING ALONGSIDE NEW SHOP ANNOUNCEMENTS**

The Pavilion Shopping Centre in Thornaby Town Centre is poised to be placed as one of the top 25 shopping centres in the North East\*. The first phase of the £30 million development opens on November 17<sup>th</sup> 2008 following the construction of brand new shop units for existing tenants who have relocated from within the site to make way for the new store Lidl, the successful chain of grocery stores that will complement anchor store ASDA.

The new block with larger and more modern units will be home to Barclays, William Hill, Ladbrokes, Keane Tanning Centre, Jalz Hairdressing Salon, T.D. Morton Opticians and the Thornaby Post Office.

Alan Iveson from **Jalz Hairdressing** is relocating to a better unit downstairs after 30 years in his previous salon. 'It's been a long time coming, but we are now so excited about moving to a unit on the ground floor level, with busy businesses either side and all around us and – even better for a hairdressing salon – a very short walk away from the car park.

'The new building is lovely, with a futuristic feel and the unit we are moving in to is 1,000 sq ft. It is 100 sq ft bigger than the previous one for and a better shape for a salon, being long and narrower.' Mr Iveson is expanding the salon slightly, taking on two new stylists, one who specialises in futuristic, young hair fashion and one who specialises in the more mature, traditional clientele. 'I'm putting in 14 dressing units and three wash areas and the whole salon will be in coffee, cream and burgundy to appeal to both men and women.' Jalz is due to start trading on 17 November.

Swarn Sidhu, director of Aspire U Ltd, which took over the **Post Office** franchise in 2007, is also relocating to house the Post Office, along with a newsagents and a National Lottery terminal. The new unit is 1,450 sq ft allowing room for 5 cashiers on the main counter and one open counter on the retail side which will be a 'combi-counter' for both retail and post office transactions. There will be a further till in the Newsagents area of the unit. An ATM is also due to be installed. Mr Sidhu says: 'We are delighted with the new unit, especially as it's on a corner site we have plenty of light with windows on the front and the side. It is also a great opportunity to offer a Newsagents service for the Centre, which was previously lacking, in addition to all the usual Post Office facilities.' The new business will be known as Thornaby Post Office.

At **William Hill**, Vince Campbell says moving to the new 1,500 sq ft (check) unit will be a vast improvement for both staff and customers. 'The new site is bigger with better facilities, with a modern shop fit and facilities. We are also delighted to be in a more prominent position.'

New shops to open early next year as part of the second phase include **Bonmarche** the value retailer focused on selling affordable quality women's wear in a wide range of sizes. The brand aims to provide affordable fashion for real women.

**Grainger Games** which sells X-Box 360, PS3, PS2, PC, Game Cube and Game Boy software, hardware and accessories is opening its first store in Thornaby with a 900 sq ft unit. Says Scott Sibley: 'While we have 20 other stores in the North East we didn't have a presence in Thornaby and are delighted about opening at The Pavilion as it's a big catchment given its

proximity to Middlesbrough and Stockton. As well as selling computer games, DVDs and consoles, we also offer buy, sell and part exchange for other products or cash.' Grainger Games is due to open in February 09.

Eighty per cent of new space at The Pavilion is let to New Look, Peacocks, Card Factory , Home Bargains, Lidl and Wilkinson. This line up of tenants complements the anchor store Asda, Alliance Pharmacy, Superdrug, Iceland and Greggs.

On-site is the Pavilion Leisure Centre, which is located above the library and is leased by Thornfield to Stockton Borough Council.

There will be 398 spaces with Asda offering 432 parking spaces.

Thornfield Properties has made significant changes to the external infrastructure at the site, including the removal of unsightly concrete walkways at ground and upper levels. New art and lighting is being installed to ensure a safer and more colourful and uplifting place to shop and visit.

Andrew Sanderson, director at Thornfield, Leeds, says: 'We are progressing well and are on schedule for an Easter opening. The redevelopment will significantly improve the economy of the town.'

Councillor Bob Cook, Stockton Borough Council's Cabinet Member for Regeneration & Transport said: 'The regeneration of Thornaby Town Centre is continuing apace and the opening of the first phase of retail units is a wonderful landmark. This investment is testimony that confidence still exists in the economic opportunities of our Town Centre's across the Borough.'

Sanderson Weatherall and Savills Commercial represent Thornfield as joint lettings agents.

Amanda Burbridge, Associate Director at Sanderson Weatherall, says: 'The injection of new retailers into Thornaby will completely transform the look and feel of the Town Centre. The revitalised mix of both local and national operators will place Thornaby amongst the top 25 retailing destinations in the North East.'

Steven Henderson at Savills adds: 'Following a successful initial marketing campaign, agreeing pre-lets on over 80 per cent of the new retail accommodation, we are now in detailed discussions with numerous national and regional retailers who will offer new uses to compliment the existing tenant line-up in the town. We expect to be in a position to announce further details on specific retailers shortly.'

- Figures from CACI

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