



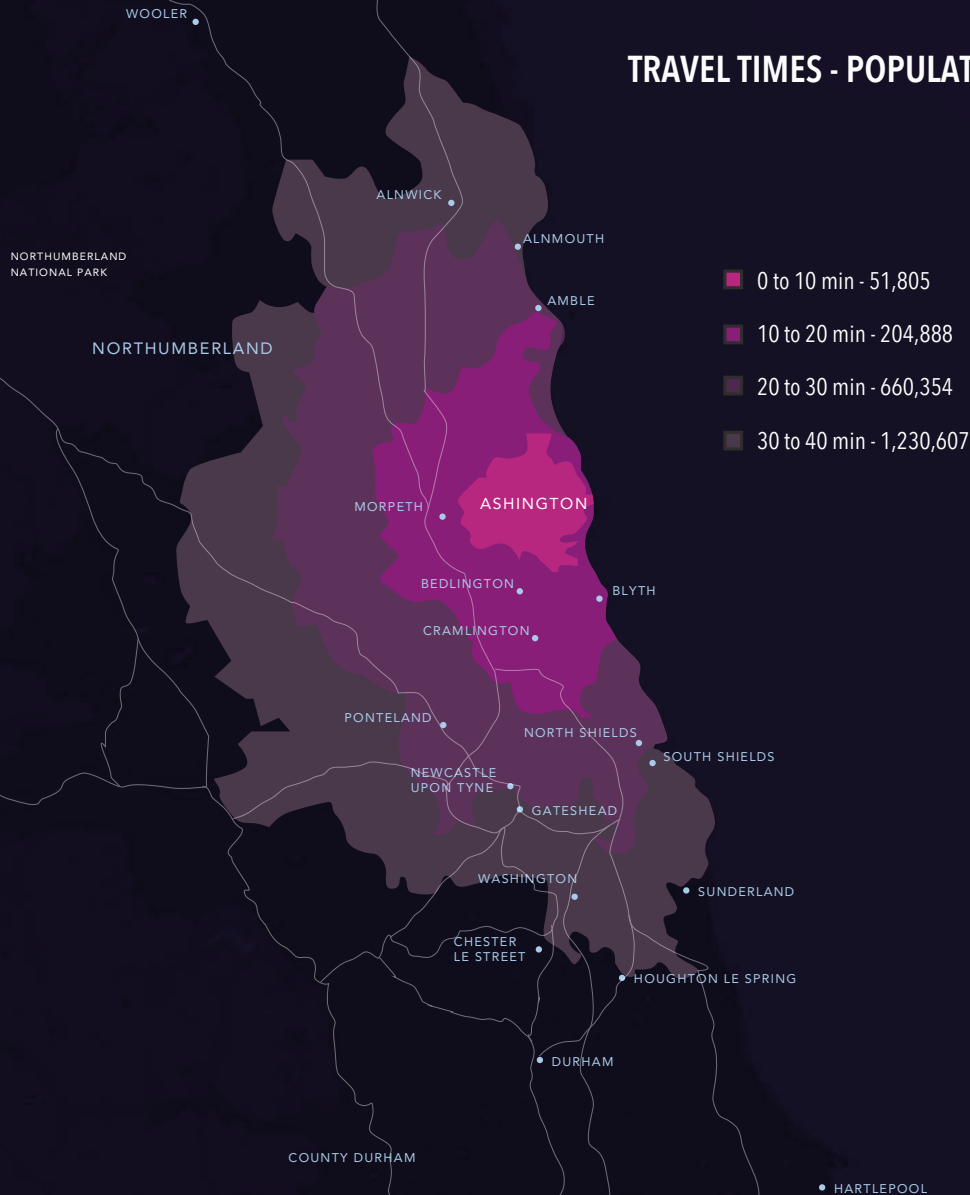
NEW BUILD F&B UNITS AVAILABLE WITHIN REEL CINEMA ANCHORED DEVELOPMENT

> WIDER SITE



> LOCATION

TRAVEL TIMES - POPULATION



DRIVE TIME FACTS

- The County of Northumberland is home to 316,000 people.
- There are 1.2m people within a 40 minute drivetime of Ashington.
- 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.

NEW DEVELOPMENTS

New Northumberland College Campus under construction and opening 2026, a £52m+ investment on a 5.7 acre site at Wansbeck Business Park. With 3,200 full time and part time students.

The new Northumberland Line Ashington Rail Station next to Wansbeck Square opened December 2024, providing a 35 minute direct train service to Newcastle. The line has exceeded over 1 million journeys in 2025.

> CINEMA AND RESTAURANT OFFER

Alongside the new 5 screen REEL Cinema, there will be two new south facing Food & Beverage units available to let.

Both units will have new shopfronts with capped incoming services, to shell condition unless agreed otherwise.

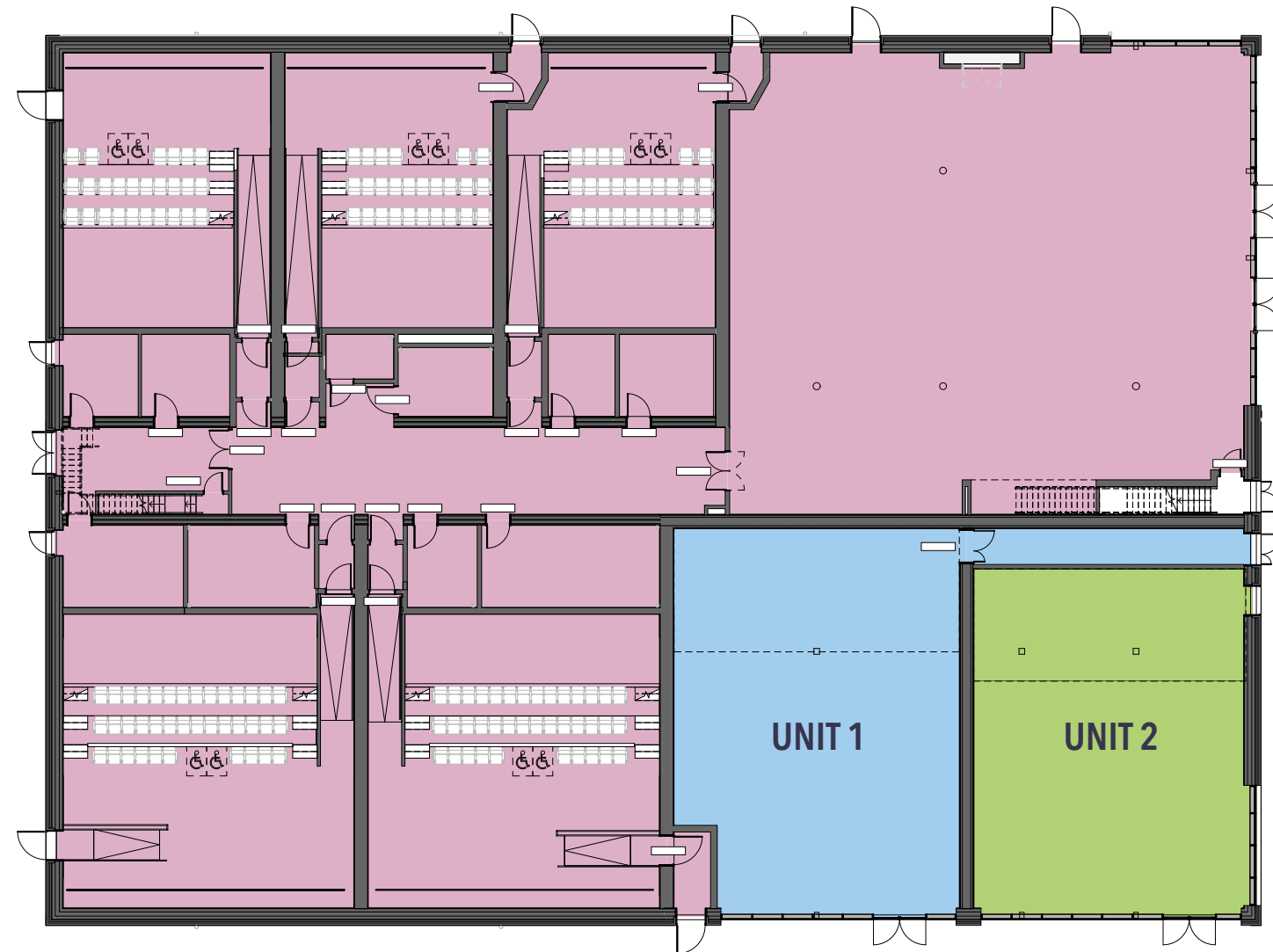
Up to 78 shared shopper car parking spaces.

Timing – construction works to commence on site April 2026, with the new units targeted to be available from Spring 2027. REEL Cinema targeting its opening in October 2027.

SCHEDULE OF UNITS

UNIT	(SQ.FT.)	(SQ.M.)
REELCINEMA	17,000	1,580
1	2,300	214
2	2,020	188

There is potential for mezzanine floor to be installed.





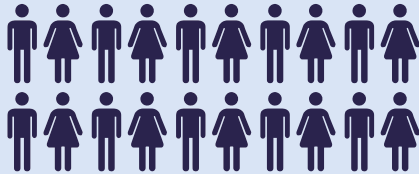


> CINEMA CGI

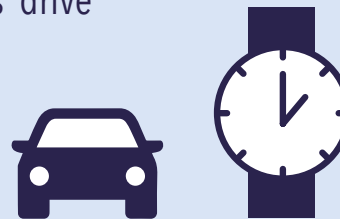
> STATS

Portland Park Cinema and Restaurants is part of the **£36m Regenerating Ashington Programme** to grow, renew and connect the town, delivered by Northumberland County Council and Advance Northumberland.

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



The new Northumberland Line Ashington Rail Station
Over 1 million journeys in 2025



Wansbeck Business Park
50 acres Modern Business Park, located a short walk away from the town centre

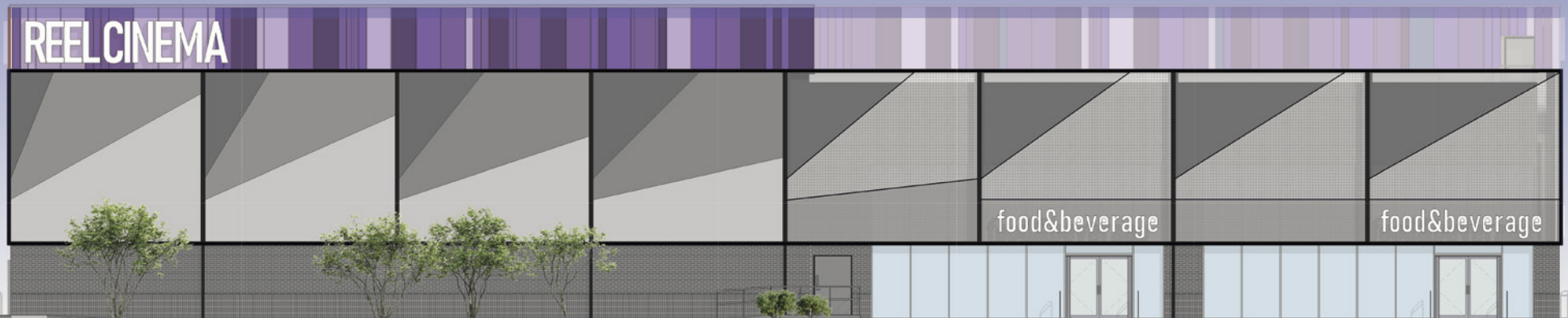


New REEL 5 screen Cinema with Family Entertainment competitive socialising space

REELCINEMA

Northumberland College
3,200 full time and part time students





ILLUSTRATIVE PURPOSES ONLY

DEVELOPER



Advance Northumberland

ALL ENQUIRIES



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