

Kingsley Village

CORNWALL TR9 6NA

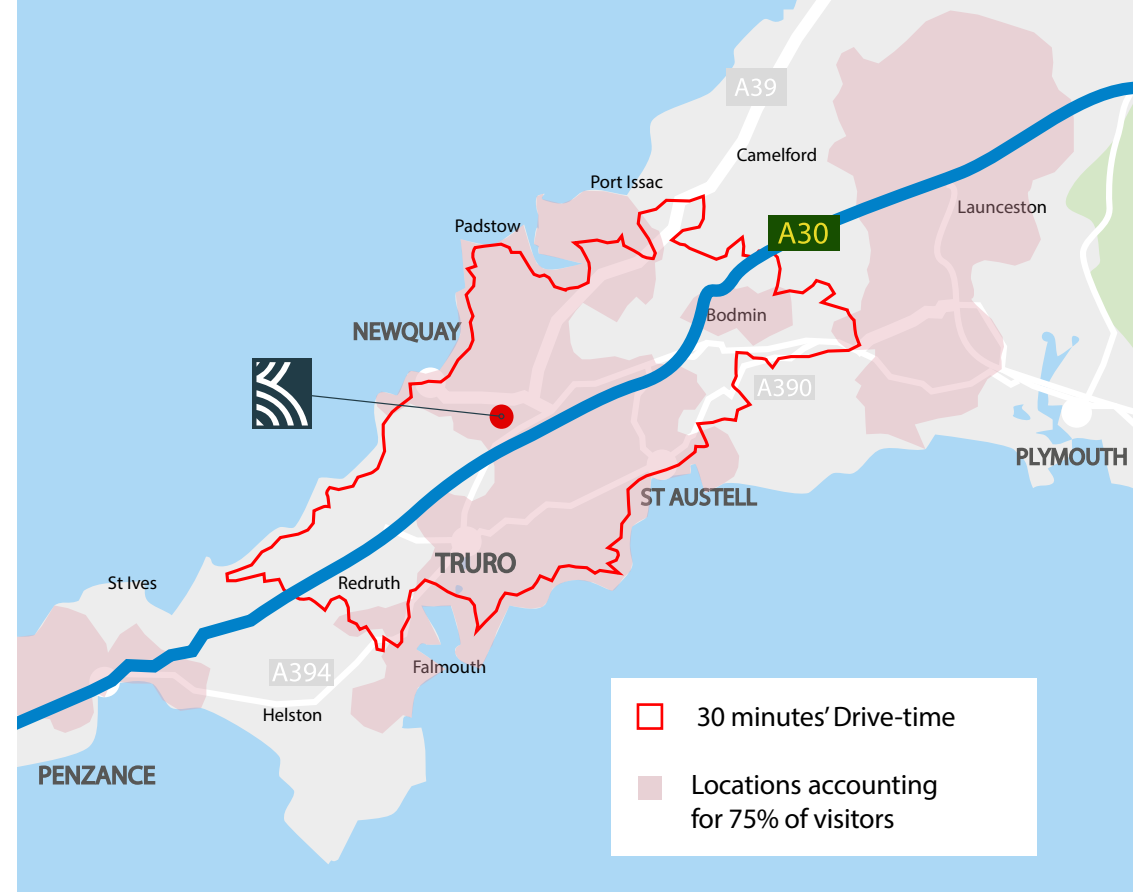
REALTY  INCOME

Kingsley Village is Cornwall's premier retail park.

Extending to 125,000 sq ft and offering a tenant line up which includes M&S, TK Maxx, Boots, Mountain Warehouse, Next and Starbucks.

CORNWALL'S PREMIER RETAIL PARK





LOCATION

Kingsley Village is a regional shopping park located in the heart of Cornwall. The park is located immediately adjacent to the A30 dual Carriageway, which is the principal arterial route through south west England.

As a result, the park is highly accessible to both the local population and the 5 million annual visitors to Cornwall, many of whom pass the property en-route to their destinations.

All ways access to the A30 is provided by the two slip roads immediately to the east of the property.

DEMOGRAPHICS

A total of 291,000 people live within a 30 minute drive-time of Kingsley Village, however; mobile phone data shows that shoppers at Kingsley Village come from much further afield.

Indeed 75% of the shoppers live in areas that are up to 60 minutes from the property, from Penzance in the west, to Launceston in the east.

In the month of September 2021 there were 67,676 car visits to the retail park, this being the equivalent of 22% of all the cars owned in Cornwall.

Within the 30 minute drive-time, the affluence of the population is broadly in line with the national average, but with car and home ownership being notably greater. Some 83% of the local residents own one or more cars (GB 73%) and 68% own their homes (GB 63%).



ACCOMMODATION

Unit	Tenant	Floor	Area (Sq ft)
A	Next	Ground	9,039
		1st	6,638
		2nd	4,688
		Total	20,365
B	Starbucks	Ground	2,825
C	Mountain Warehouse	Ground	5,000
D/E	Boots	Ground	7,500
		1st	1,952
		Total	9,452
F	TK Maxx	Ground	10,000
		1st	10,000
		Total	20,000
G	M&S	Ground	29,916
		1st	24,469
		2nd	13,286
		Total	67,671
Total		Ground	64,280
		Upper	61,033
		Total	125,313



 **345**
**CUSTOMER CAR
 PARKING SPACES**



FURTHER INFORMATION



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