

TO LET
8,027 sq ft
Last Remaining
Unit

New Hall Hey Retail Park • Rawtenstall • BB4 6HR

Phase I: M&S FOODHALL

Tkmaxx

pets at home

Phase II:

ALDI

home bargains

COSTA

Card Factory

Domino's



CHEETHAM & MORTIMER.

CSP CURSON
SOWERBY
WITH STAUNTON WHITEMAN

Key Facts

Location

New Hall Hey Retail Park occupies a strong and very prominent trading position approximately 700m south of Rawtenstall town centre and immediately adjacent to the A682 bypass, which provides direct access (via the A56 dual carriageway) to the M66 motorway, approximately 3.2 km (2 miles) to the south.

Demographics

10 minute drive time population – 30,501

15 minute drive time population – 90,018.



Key Facts

Description

The property forms part of a purpose built retail warehouse park, providing a total gross internal floor area of approximately 7,438 sq m (80,060 sq ft) in nine, well configured trading units, together with a dedicated 388 space car park.

The available unit benefits from planning consent for the installation of a trading mezzanine floor.

Phase I occupiers are M&S Foodhall, TK Maxx and Pets at Home who are all now opened for trade, leaving Unit 4 available.

Phase II has recently been completed with occupiers being; Aldi, Home Bargains, Costa, Card Factory and Domino's.

Unit 4 – Available

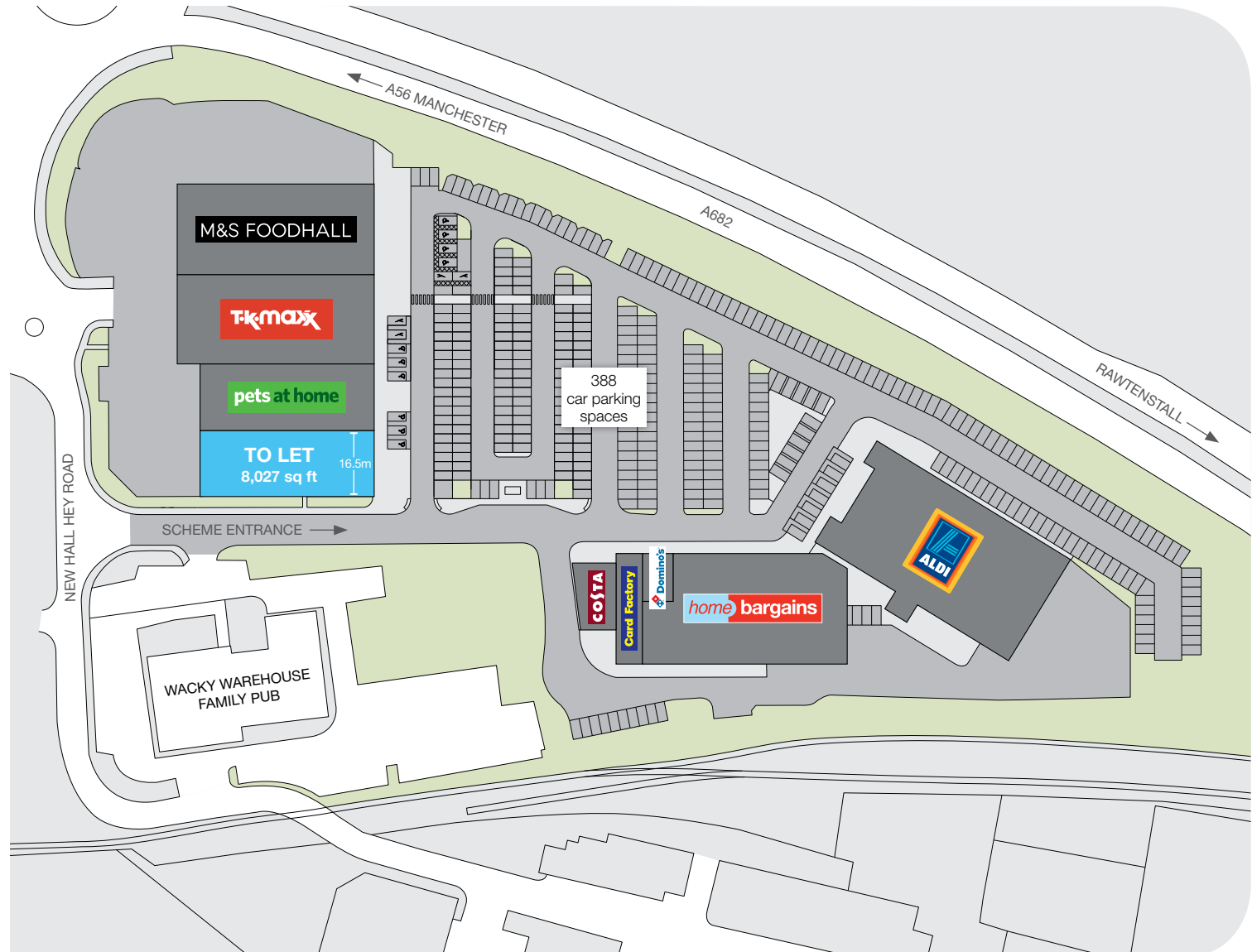
8,027 sq ft / 745.73 sq m.

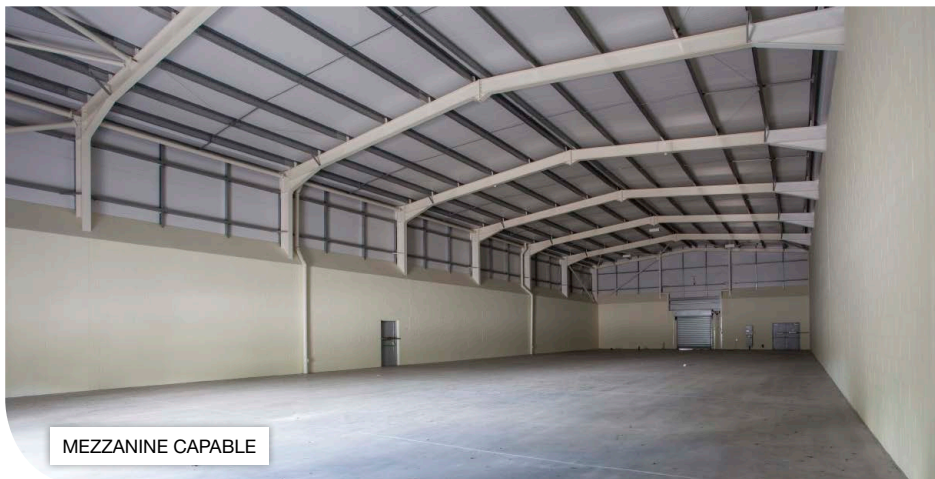
Planning

Open A1 (Non-food) planning consent. Consent for the installation of a mezzanine floor.

Parking Spaces

388 car parking spaces.





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Lease Terms

The property is available by way of a new effective full repairing lease for a minimum 10 year term.

Rent

Upon Application.

Ownership

Kames Capital.



For further information please contact:

CHEETHAM & MORTIMER.

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The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented you should ask your adviser for a copy. Alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors. Tel: 020 7334 3806.

Misrepresentation Act

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