

St Michael's RETAIL PARK

RIPON | NORTH YORKSHIRE | HG4 1FE
A61 RIPON BYPASS

M&S FOODHALL

Now Open

A new edge of town retail development anchored by
M&S Foodhall - open A1 non food planning permission



TO LET | Retail Units of 1,000 up to 13,000 sq ft

St Michael's RETAIL PARK

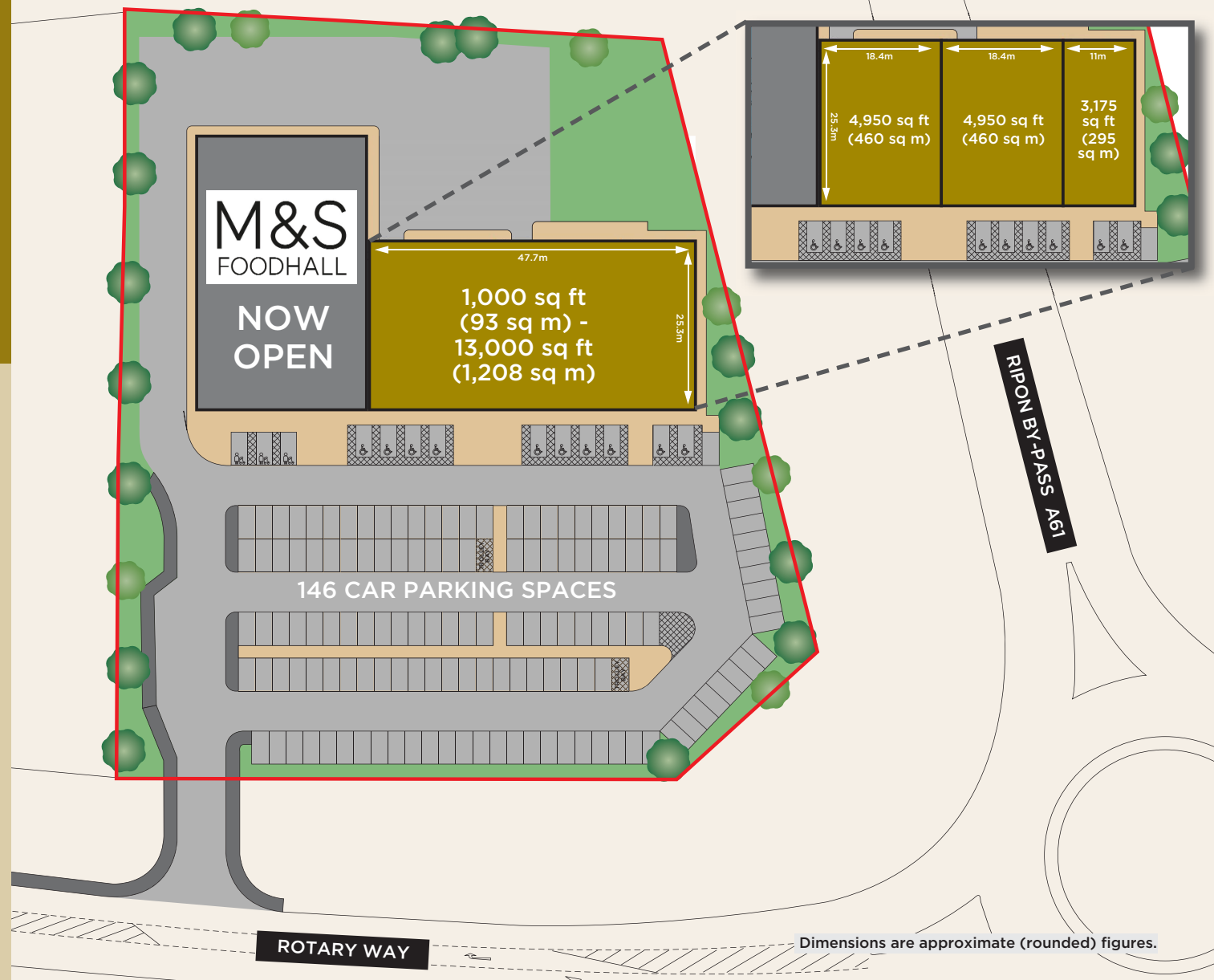
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NEW EDGE OF TOWN RETAIL
DEVELOPMENT ANCHORED BY
M&S FOODHALL

**13,000 sq ft
(1,208 sq m)**

with mezzanine capability

Available to split



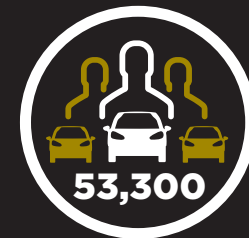
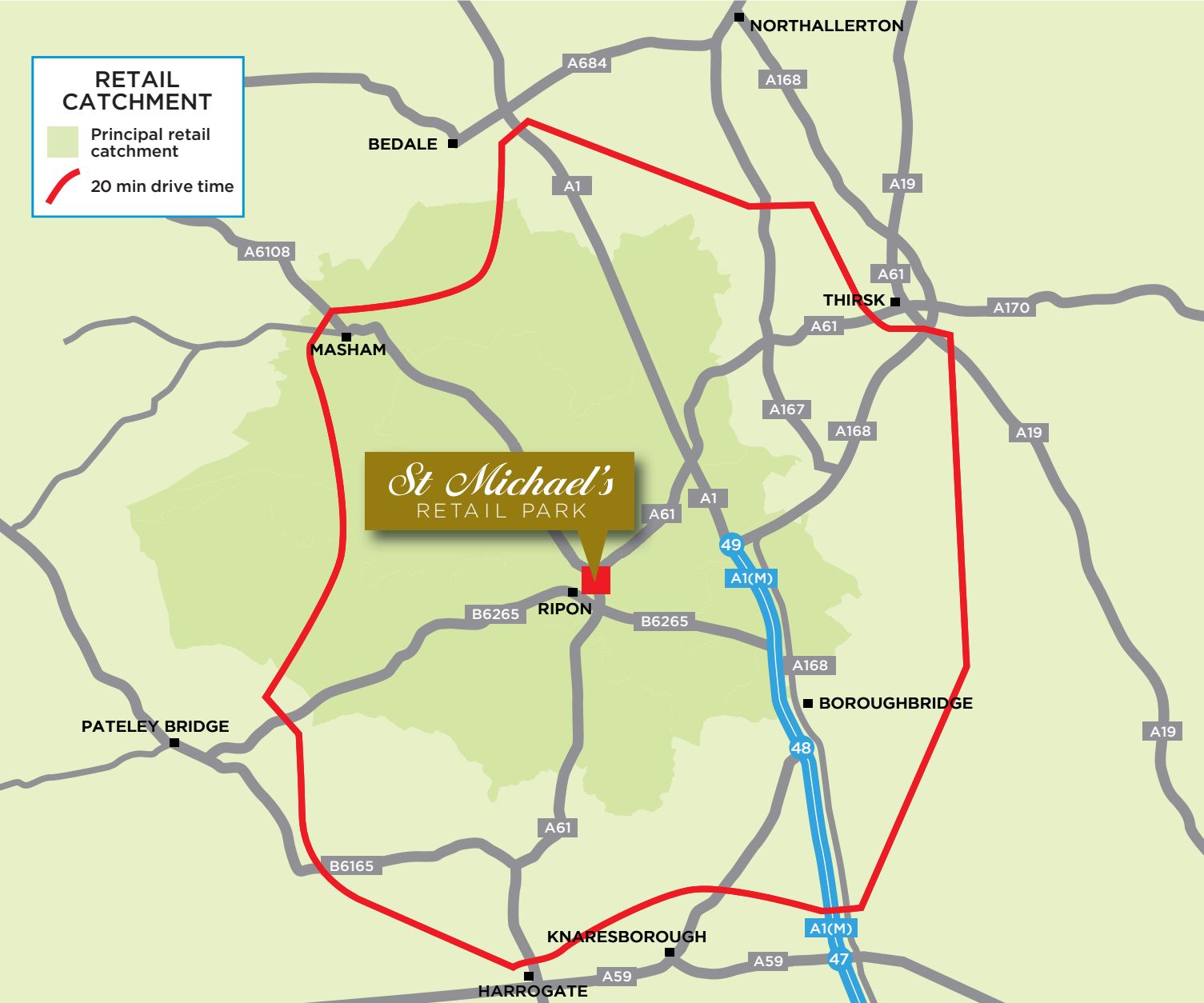
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Open A1 non food planning permission

RETAIL CATCHMENT

Principal retail catchment

20 min drive time



53,300 people
(22,300 households) living within
principal retail catchment

(Source: Geolytics)



**Double % of
Affluent Achievers**
within principal retail catchment
compared to UK average

(Source: CACI)



**£220m consumer
expenditure**
in principal retail catchment

(Source: Pitney Bowes)



**Household spend
20% above
average**

compared to Yorkshire &
Humber region and UK

(Source: Pitney Bowes)



80%
of the scheme's trade
is anticipated to derive
from the principal
retail catchment

(Source: Geolytics)

NEW EDGE OF TOWN RETAIL DEVELOPMENT ANCHORED BY M&S FOODHALL

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LOCATION

St Michael's Retail Park is prominently situated fronting Rotary Way and Ripon By Pass (A61).

DESCRIPTION

The retail park development extends to 24,000 sq ft at ground floor together with 146 car spaces and includes;

- A new M&S Foodhall of 11,000 sq ft.
- Eaves height of 7.2 m to underside of haunch.
- Units are available from 1,000 sq ft to 13,000 sq ft.

PLANNING

The development has the benefit of open A1 non food retail planning permission together with additional sales mezzanines.

TIMING

Immediate.

EPC

EPC's are available upon request.

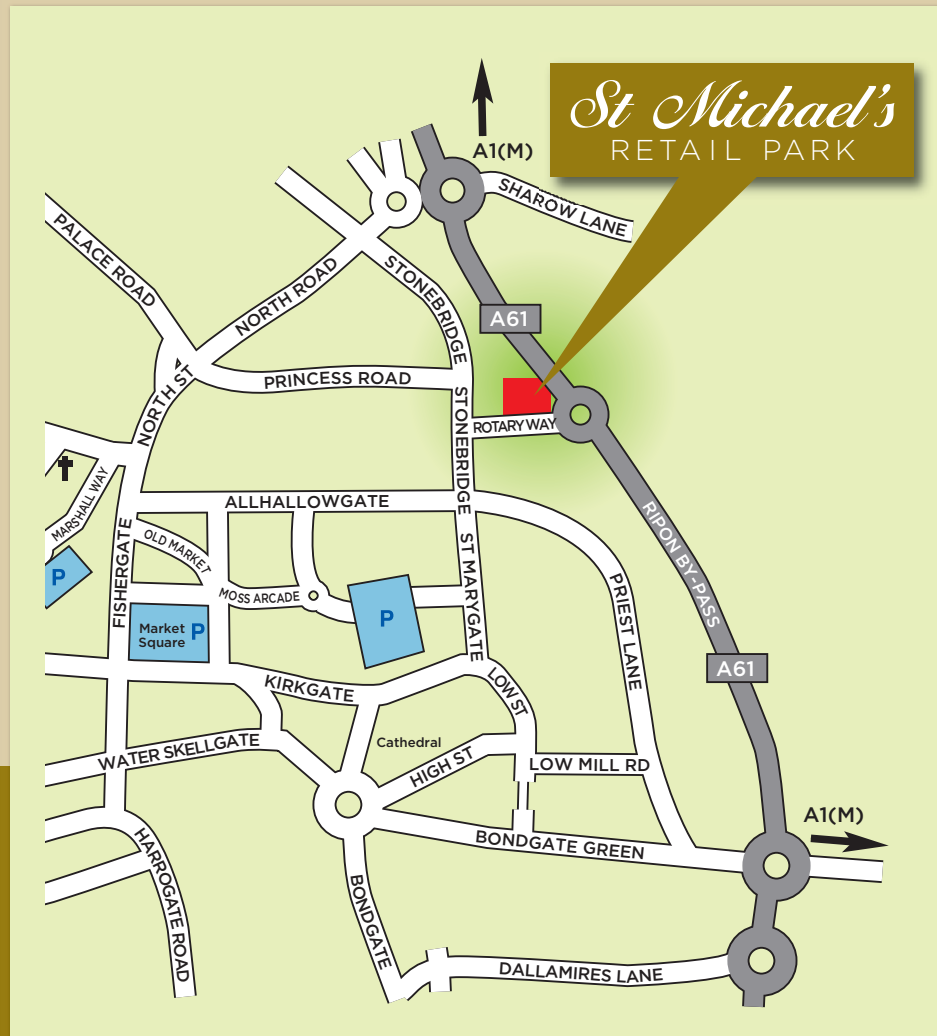
FURTHER INFORMATION



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A DEVELOPMENT BY



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Subject to contract July 2020