

CONSTRUCTION NOW ON SITE
OPENING SUMMER 2021

Kirkby Town Centre

New Retail Park Anchored by Morrisons



**New 96,400 sq ft
Town Centre Retail Park**
Last Remaining Units Available To Let

Already committed under agreements for lease



home **bargains**



THE DEVELOPMENT

Kirkby Town Centre Retail Park will provide the first large foodstore and modern retail warehouse accommodation in Kirkby, to serve a resident population of 40,000+ and the large employment area of Knowsley Business Park.

The development will be anchored by a new Morrisons supermarket of circa 46,662 sq ft with petrol filling station and a new Home Bargains store of 21,560 sq ft.

Kirkby Town Centre

New Retail Park Anchored by Morrisons and Home Bargains



FEATURES OF THE RETAIL PARK



Modern retail units ranging in size to suit occupier requirements and with the capability to install mezzanine floors.



Immediate adjacency to the Morrisons food store and frontage to the new surface level car park with capacity for over 450 vehicles.



Two new drive thru restaurants, let to KFC and Taco Bell, alongside the existing McDonald's.



A new pedestrian walkway will link the development, the multi-storey car park (to be refurbished) and the existing 220,000 sq ft town centre.



DEMOGRAPHICS



KIRKBY
TOWN CENTRE
CURRENTLY COMPRISES
OVER 220,000 SQ FT
OF FLOOR SPACE



PROPOSED
CINEMA-ANCHORED
LEISURE
DEVELOPMENT
SCHEME



10 MINUTE
DRIVE TIME
CATCHMENT OF
110,000 PEOPLE



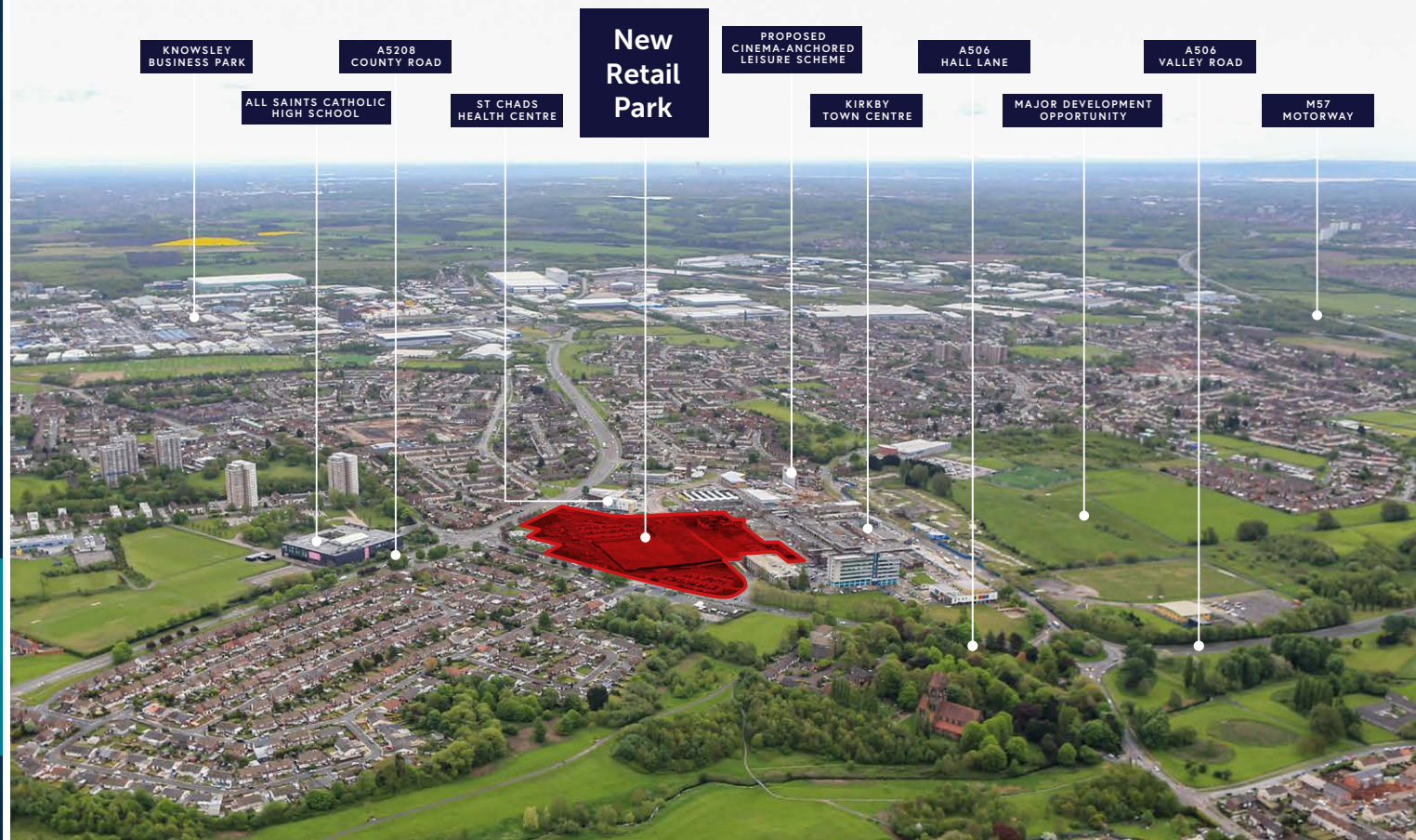
40,000+
LOCAL
POPULATION



600 BUSINESSES
EMPLOYING
15,000+ WORKERS
AT KNOWSLEY
BUSINESS PARK



456,022
TOTAL RETAIL
CATCHMENT
(SOURCE: ONS)



SITEPLAN



AVAILABILITY

Unit	Occupier	Sq Ft	Sq M
1	Let to Morrisons	46,662	4,335
5	To Let	9,779	908
6/7	Let to Home Bargains	21,560	2,003
8	To Let	3,638	338
9	To Let	3,875	360
10	To Let	850	79
11	To Let	818	76
12	To Let	818	76
13	To Let	850	79
14	Let to KFC	2,583	240
15	Let to Taco Bell	1,935	180
16	Let to Morrisons PFS	3,032	282

LEASE TERMS

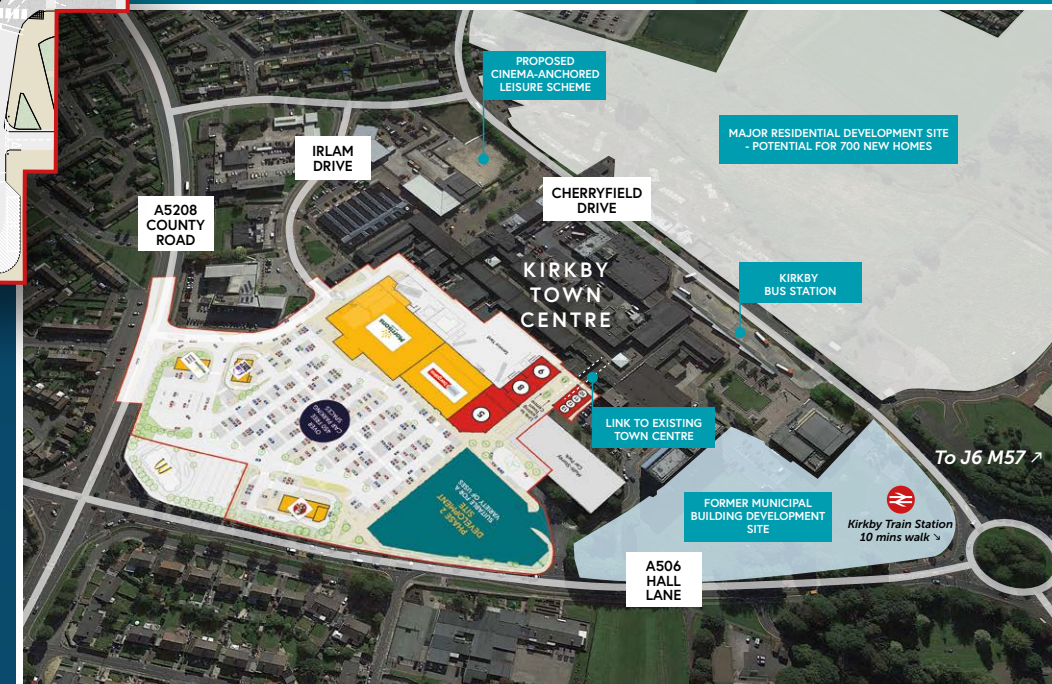
Lease terms and other details are available on request.

PLANNING

Retail planning consent on all available units and suitable for other uses, subject to planning.

PROGRAMME

- Construction work currently on site
- Possession for fitting out Q2 2021
- Development opening Summer 2021



LOCATION

The development is situated adjacent to Kirkby Town Centre in a highly prominent location, at the junction of the A5208 County Road and A506 Hall Lane with vehicular access via Irlam Drive.

Kirkby is located 6 miles north east of Liverpool and approximately 29 miles west of Manchester. It is accessed via junctions 5 and 6 of the M57 motorway. The town is also well connected by frequent bus services and its own train station.



ALL ENQUIRIES

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BUSINESS RATES

Occupiers are responsible for their own business rates.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

A development by



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