

LINKWAY WEST ST. HELENS 10

67,602 SQ FT (22,810 SQ FT AVAILABLE)

NEW LEISURE AND RETAIL DEVELOPMENT
IN THE HEART OF ST HELENS



LINKWAY WEST ST. HELENS 10

INTRODUCTION

Linkway West 10 comprises an exciting new leisure and retail development located on a prominent site within St Helens town centre and directly opposite St Helens College.

The site benefits from frontages to both the main inner ring road dual carriageway Linkway West and to Westfield Street. The development will provide an extension to the existing town centre leisure offer comprising Cineworld, Nandos, Pizza Hut and McDonalds.





Gym Bug

Lidl

Sports Direct

Church Square Shopping Centre

St Helens College

M&S

Pizza Hut

Cineworld

Nando's

McDonald's

The Range

A571

A58

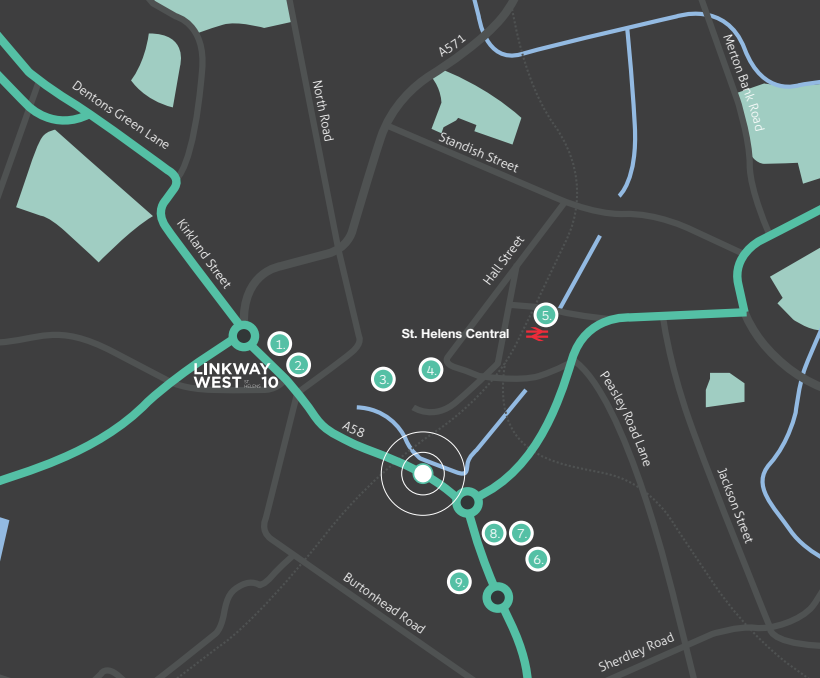
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Liverpool Road

A58

Asda

Aldi



AMENITIES

1. St Helens College
2. Cineworld
3. Church Square Shopping Centre
4. Hardshaw Shopping Centre
5. St Helens Central
6. St Helens Bus Station
7. St Helens Rugby Club
8. Tesco Extra
9. Ravenhead Retail Park



St Helens College	2mins
Cineworld	2mins
Church Sq Shopping Centre	5mins
Hardshaw Shopping Centre	10mins
St Helens Train Station	12mins
St Helens Bus Station	12mins

LOCATION

St Helens is located approximately 12 miles east of Liverpool, 10 miles north west of Warrington and 23 miles west of Manchester. St Helens has good road communications, being within easy access of the M6, M62 and M57 motorways.

St Helens has a resident population of 102,629 (Source: Experian Goad) and a ten minute catchment population of 1,747,651 (Source CACI).

The site benefits from strong traffic flows of approximately 40,000 cars per day

The development is directly opposite the established town centre featuring Church Square Shopping Centre and the Hardshaw Shopping Centre. Brands include Costa, H&M, M&S and JD Sports.



Liverpool	21mins
Warrington	31mins
Preston	37mins
Crewe	57mins
Manchester	58mins
Leeds	2hrs 02mins
Birmingham	2hrs 12mins
London	2hrs 21mins

DESCRIPTION

Linkway West will comprise of five newly constructed buildings for a mix of retail and leisure purposes.

Building 1 is the largest of the four buildings. Superbowl UK will move into the 24,000 sq ft first floor space once the complex is finished

To compliment Superbowl UK and enhance the scheme's overall appeal, units designed for retail and restaurant operators are available on the ground floor.

The ground floor is 18,000 sq ft in total and can be taken as a whole or alternatively subdivided into smaller units. The ground floor benefits from outdoor seating areas to the front of the premises, which is ideal for al fresco dining.

A free, private carpark with over 250 spaces is available to customers throughout the scheme to enhance ease of access.

The scheme will provide the following;

Phase 1

Aldi – 16,500 sq ft (1,533 sqm)
– Open and trading

Phase 2

Costa Drive Thru – 2,000 sq ft (186 sqm)
– Open and trading

Frankie & Benny's – 3,650 sq ft (339 sqm)
– Complete

Phase 3

Building 1 – Ground Floor – 18,000 sq ft (1,672 sqm)
– Available to let

Building 1 – First Floor – 23,852 sq ft (2,216 sqm)
– Superbowl UK

Unit 3 – 3,750 sq ft (348 sqm)
– Available to let

Detailed plans are available on request.



Over 250
car parking
spaces

 **10,000**

Students go to St Helens college, a few minutes walk from the site.



St Helens has an unweighted catchment population of

1,747,051

with a weighted population of 59,199
(Source: CACI Retail Footprint 2016)

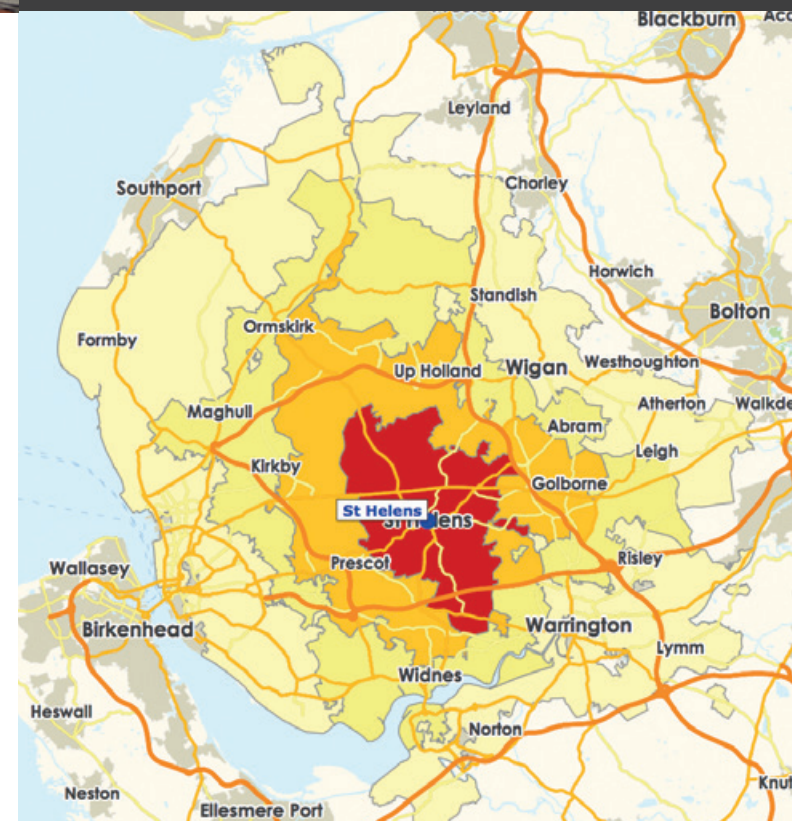


DEMOGRAPHICS

- 16 of the top 20 Retail Park Tenants in the UK are represented in St Helens (Source Trevor Wood Associates 2016)
- St Helens has an RF score of 665, an RF UK rank of 243 and a major class ranking of 67 with Total Expenditure exceeding £139m with the primary catchment accounting for 22-24% of the weighted comparison spend.
- St Helens compares reasonably on the number of executive wealth and mature money but is strong with steady neighbourhoods, comfortable seniors and striving families proving higher than the national average.

- Consumer expenditure within St Helens is higher in the health and beauty and eating and drinking categories than the average of North West towns. There is a higher than average spend on cinema, bingo, health clubs, museums, art galleries, theatres, concerts and other ticketed outlets.
(Source : CACI 2016)
- St Helens has a higher representation of national multiple retailers and restaurant operators than its comparator towns of Stockton-on Tees, Widnes, Crewe and Newcastle-under-Lyme (Source: CACI Retail Footprint 2016)

Key	_COL15	Unweighted Total Population
	Primary Catchment	130,191
	Secondary Catchment	254,201
	Tertiary Catchment	436,705
	Quaternary Catchment	927,474
	Retail Centre	



 **40,000**

cars travel past Linkway West per day, 24,000 per day travel along Westfield Street



Around

80,000

people live within 10 minutes drive of the site.

Total population of St. Helens borough was estimated at **177,188** (2014).





FURTHER INFORMATION

Orbit
Developments

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