



PENRITH

NEW SQUARES



A **superb opportunity** to acquire space in the heart of a **busy market town** on the edge of the beautiful **Lake District**



INTRODUCTION



WHY NEW SQUARES?



LOCATION



DESCRIPTION



SITE PLAN



CONTACT



PENRITH
NEW SQUARES



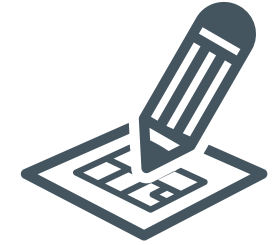
WHY NEW SQUARES?



Anchored by a
55,000 sq ft
Sainsbury's



A massive
£251.8 million
spent by visitors
(up 7.8% on 2012).

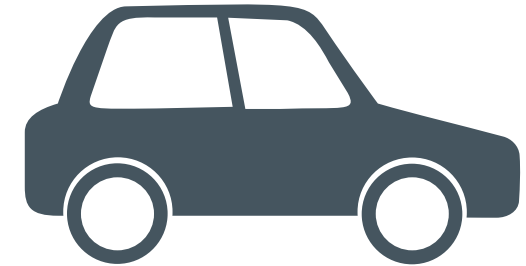


Planning permission granted
for a new **Premier Inn** due to
open in early 2016.

21 bespoke retail
units ranging in size
from **294 sq ft** to
7,211 sq ft arranged
along two fully
pedestrianised streets.



Adjacent to
691 space
FREE car park.



Distances to the key competing centres:
Keswick: 17 miles, 26 minutes
Carlisle: 19 miles, 26 minutes
Kendal: 28 miles, 36 minutes



Part of a **mixed-use**
development which also
incorporates **64 apartments**
and **21 houses.**



4.26 million visitors
to Penrith in 2014
(up 3.2% on 2012).



LOCATION

Penrith is situated approximately **3 miles from the Lake District National Park** boundary in the picturesque surroundings of the Eden Valley. The town is 19 miles south of Carlisle and 28 miles north of Kendal. The town is **easily accessible** from Junction 40 of the M6 and lies at the intersection of the A66, A6 and A686 linking the town to Keswick and the wider Lake District, and to the North East of England. It is also less than 4 miles to Center Parcs Whinfell Forest holiday village, a nationally recognised tourist attraction.

Penrith's **railway station** is situated on the West Coast main line between **London and Glasgow** and operates as one of only two stops serving the Lake District on this line. London is accessible in around **three hours**, whilst Glasgow is a **ninety minute journey**.

New Squares is located on the south side of Penrith town centre, just off A6 Bridge Lane and is anchored by a Sainsbury's store. The centre provides the most extensive and **convenient shopper car parking** in Penrith with a total of **691 spaces**.

New Squares creates a **vibrant and attractive** link from the Sainsbury's and the car park to Penrith's historic town centre via the adjoining Angel Squares centre.



Market Square, Penrith



CGI of new Premier Inn



DESCRIPTION

Penrith's new shopping centre, New Squares opened in June 2013. The centre is anchored by a **55,000 sq ft Sainsbury's foodstore** and benefits from the town's largest free car park.

New Squares has been designed to **extend Penrith town centre** and complement the traditional architecture that makes Penrith so aesthetically appealing whilst providing **modern shop units** suiting the requirements of today's retailers.

Existing retailers within New Squares include Boots Opticians, Hallmark, M&Co, O2, Sports Direct and Thorntons whilst whilst Premier Inn are due to open a new 60 bed hotel in early 2016.

Sainsbury's



SPORTS DIRECT.COM

M&Co



PENRITH

Penrith is an **important shopping destination** for both the local population and tourists alike, with its low retail property vacancy rate reflecting demand for the town. It has an excellent mix of **traditional shops** and **sophisticated arcades** that provide the renowned local produce of fudge, Cumberland sausage and ginger bread, supplementing a strong line-up of national retailers that include Boots, Burton, The Carphone Warehouse, Costa Coffee, Country Casuals, Dorothy Perkins, Mountain Warehouse and WH Smith.

Although **immediately adjacent to the M6**, the town is some distance from other centres ensuring that it is a **key shopping destination** for the wider region. The town has a **catchment population of 82,513** and the comparison's goods turnover was **£93.3 million last year** (source: CACI 2011). During 2010, Eden Valley attracted 4.3 million visitors, who spent £217 million in the district (source: 2010 STEAM report).



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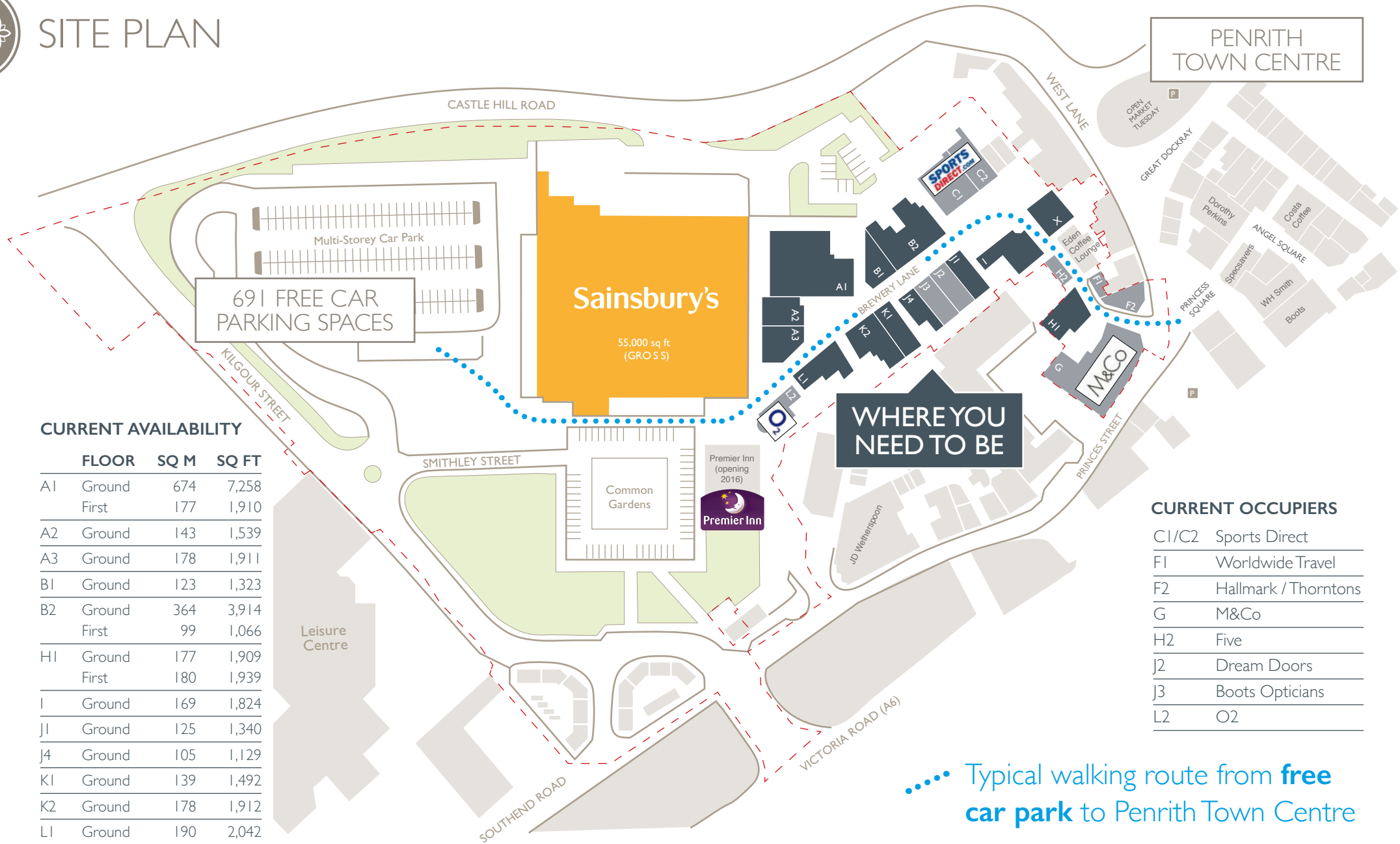
CONTACT



PENRITH
NEW SQUARES



SITE PLAN



CURRENT AVAILABILITY

	FLOOR	SQ M	SQ FT
A1	Ground	674	7,258
	First	177	1,910
A2	Ground	143	1,539
A3	Ground	178	1,911
B1	Ground	123	1,323
	First	99	1,066
B2	Ground	364	3,914
	First	99	1,066
H1	Ground	177	1,909
	First	180	1,939
I	Ground	169	1,824
J1	Ground	125	1,340
J4	Ground	105	1,129
K1	Ground	139	1,492
K2	Ground	178	1,912
L1	Ground	190	2,042

WHERE YOU NEED TO BE

PENRITH TOWN CENTRE

CURRENT OCCUPIERS

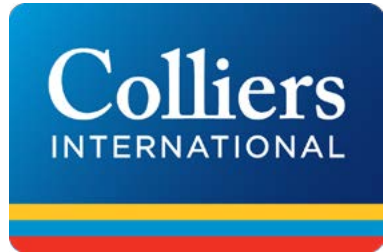
C1/C2	Sports Direct
F1	Worldwide Travel
F2	Hallmark / Thorntons
G	M&Co
H2	Five
J2	Dream Doors
J3	Boots Opticians
L2	O2

Typical walking route from **free car park** to Penrith Town Centre



CONTACT

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