



RETAIL OPPORTUNITY

ELEPHANT YARD

SHOPPING
KENDAL



A PRIME RETAIL SCHEME IN THE HEART OF KENDAL

ELEPHANT YARD is situated in the centre of Kendal, a charming market town close to the beautiful Lake District.

Boasting some of the town's best shopping, Elephant Yard has a great mix of high street brands and local names, bringing stylish retailing to the heart of Kendal.

With fashion, footwear, beauty, jewellery, homewares, travel and more, Elephant Yard captures the essence of modern style in one fantastic destination, seven days a week.

Accessorize

KENDAL
LIBRARY

Boots

LAURA ASHLEY

BROWNS
JEWELLER

MONSOON

claire's

COSTA

NatWest

dinky shoes

next

Gatestravel

PEACOCKS

Hallmark

hotter
comfort concept

Optthalmic Opticians
S., C. & T. Bagot Optometrists

FANTASTIC RETAIL OPPORTUNITIES

An attractive retail scheme in Kendal town centre occupying a prime site between Stricklandgate and Marks & Spencers. Marketed and managed as a fashion centre with leading national occupiers.

LOCATION

Kendal is an attractive market town situated on the edge of the Lake District some 20 miles north of Lancaster, 50 miles south of Carlisle and approximately 70 miles north of Manchester.

The town is conveniently accessed from Junctions 36 and 37 of the M6 motorway and Oxenholme Station is on the West Coast railway line. Kendal, known as 'The Gateway to the Lakes' is South Lakeland's principle retail centre, benefiting from a drive time catchment area of over 45 minutes.

The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000 potential customers.

The district's Class Grouping indicates that in excess of 50% of these individuals area of an A, B or C demographic.

The town enjoys the benefit of a significant tourist trade throughout the year.

THE SCHEME

Elephant Yard is a premier open air shopping centre situated in the heart of Kendal's popular pedestrianised centre, fronting Stricklandgate and providing an attractive and busy retail thoroughfare between Stricklandgate and Marks & Spencers.

Elephant Yard is marketed and managed as a fashion centre with leading national occupiers including:

- Boots the Chemist
- Next
- Monsoon
- Laura Ashley
- Peacocks
- Claire's Accessories
- Costa Coffee

Other nearby occupiers include a Marks & Spencer superstore which is open 7 days per week and a Booths Supermarket which is open daily until 8pm (4pm on Sundays).

Retailers in the scheme are comprehensively helped by two dedicated and friendly full time managers, and benefit from security, CCTV, external music & advertisement and a versatile service area. Elephant Yard boasts a peak season monthly footfall of 330,000 people and an annual figure for 2011 in excess of 3.5 million people.

ACCOMMODATION

Elephant Yard provides prime retailing and leisure opportunities with units ranging from approximately 450 sq ft up to 8,500 sq ft. Current availability and quoting rentals upon application.

“ ”

I've worked at Next, Elephant Yard for 12 years, and it provides prime retailing in the heart of Kendal. The centre is kept immaculately tidy and the management are always looking for new ways to promote customer service and bring in more trade. Wendy Hope – Store Manager, Next



“ ”

We have a prominent location within the Elephant Yard Shopping Centre with excellent management support. Footfall has continued to increase year-on-year and was over 3.5 million in 2011. **Nicola Blamire – Store Manager, Monsoon**

Elephant Yard forms a busy retail link between Marks & Spencers and Stricklandgate.

“ ”

This is a great centre, excellent management, well maintained, clean, modern with a diverse selection of traders. We are now in our second unit here which is a testament to our commitment. **Neville Pinkney – Owner of Browns the Jeweller**

“ ”

A lovely well-kept centre, Claire's have been happy here for 10 years and looking forward to the next 10 years having just signed a new lease. The centre has a great community feel. **Claire's**

A DRIVE TIME CATCHMENT AREA OF 45 MINUTES PLUS

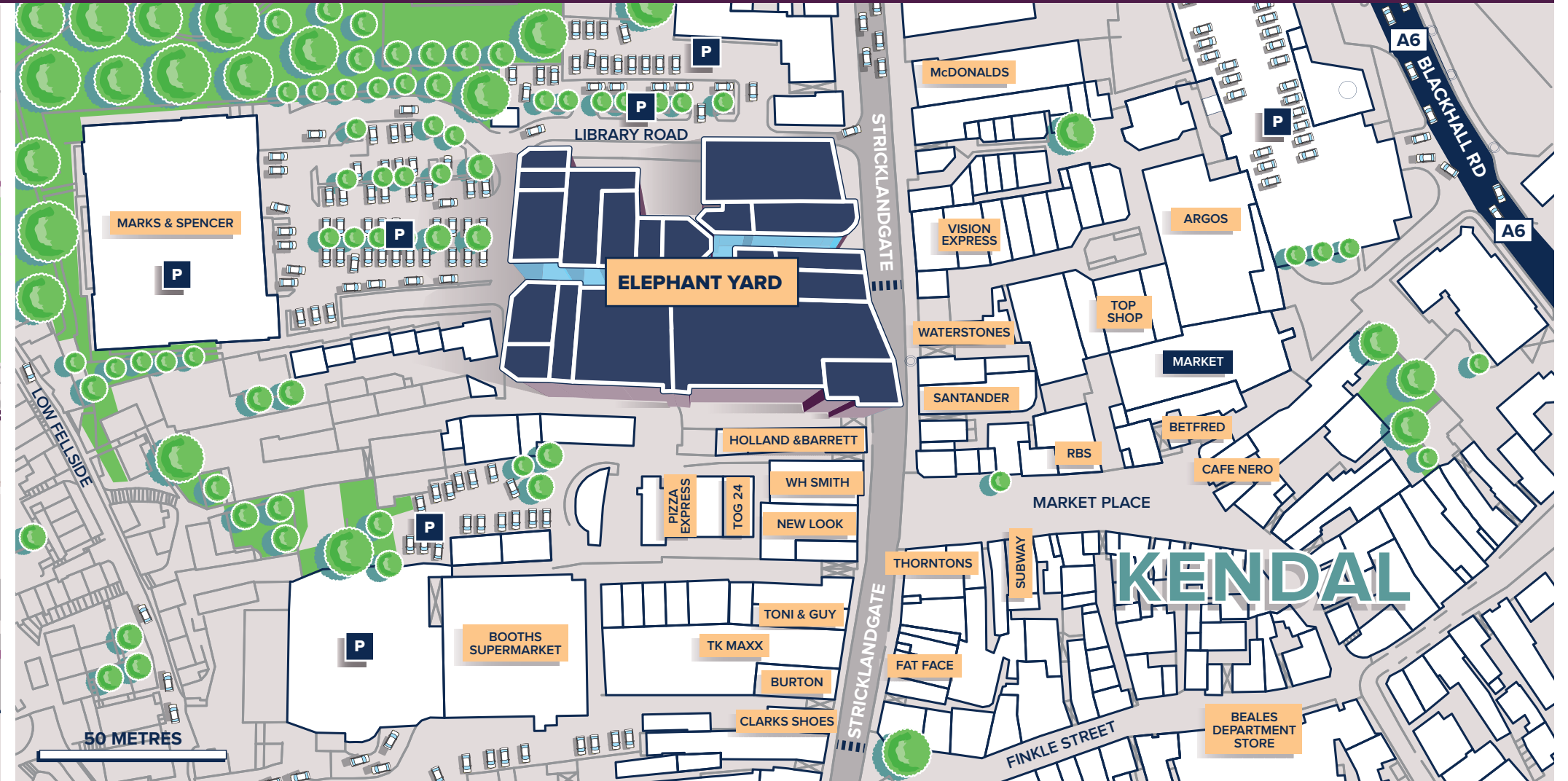
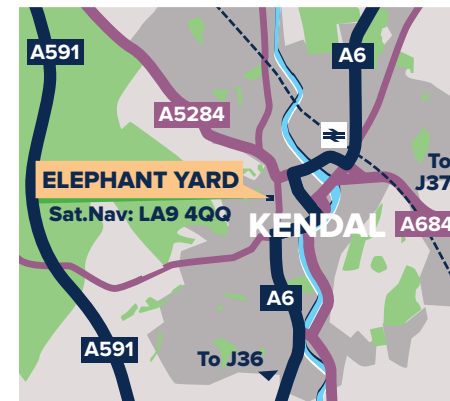
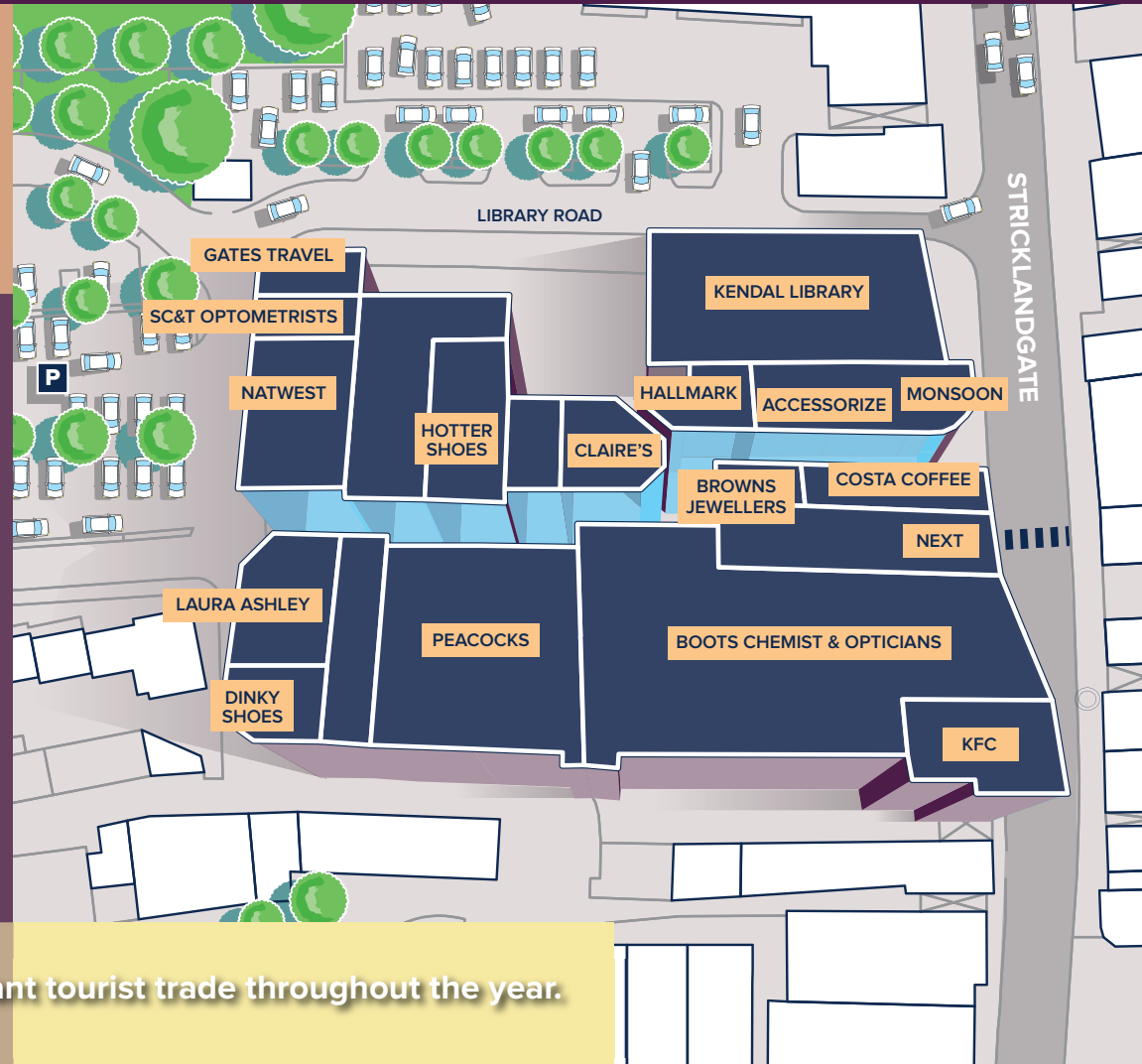
Units ranging from 450 sq ft – 8,500 sq ft. Call now for current availability.

Two full time managers, CCTV and a versatile service area.

“ ”
We have a prime location in Kendal and the management in the Elephant Yard Shopping Centre is first class. The Marks & Spencer store is only 50 metres away from us with very good parking. **Dianne Fleetwood – Store Manager, Laura Ashley**

“ ”
This is a successful store for Boots situated on a prime site in the centre of town. The Elephant Yard has a good selection of retailers and is clean and well managed. **Boots, Kendal**

Significant tourist trade throughout the year.



www.elephantyard.com

ELEPHANT YARD

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KENDAL

FURTHER INFORMATION & VIEWING ARRANGEMENTS

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