

It will all be part of your
kirkby

 **ST.MODWEN**



Kirkby Town Centre

Retail & Leisure Units Available in Revitalised Town Centre
Exciting Retail and Leisure Redevelopment of 100,000+ sq ft Coming Soon

Kirkby at a glance



£1.75m

investment into
new Kirkby Bus
Station



Grocery spend of

£1.4+bn

in a 20 minute
catchment



Immediately
adjacent to J6
of the M57



£5m

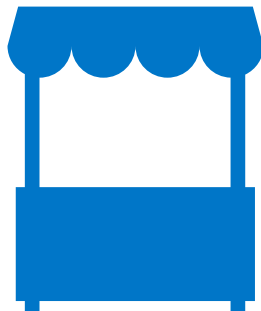
Kirkby Centre
opened in
March 2014



Knowsley Business Park

1,000+

businesses including
Virgin Media and Matalan



£2.5m

Covered market
opened in 2014



15 minute drive
time catchment
of 380,000



Non-Grocery
spend of

£2.6+bn

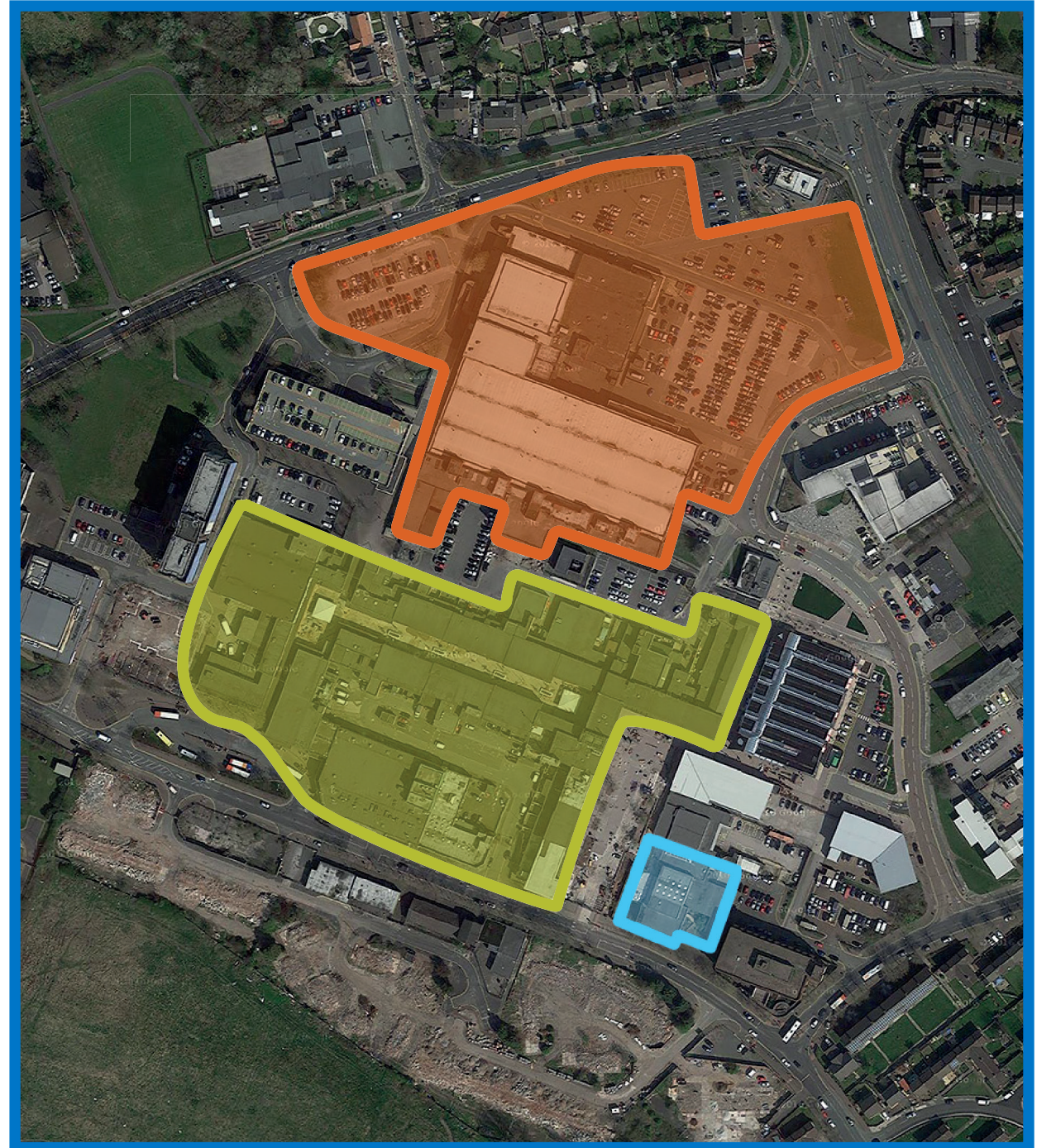
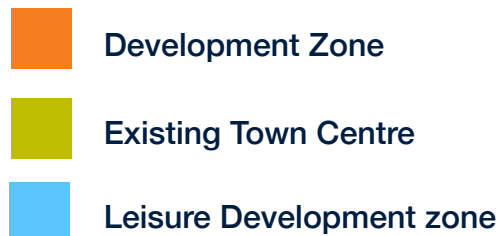
in a 20 minute
catchment

Kirkby - The Future

Working in partnership with Knowsley Council, St. Modwen will be bringing forward a range of substantial developments around the centre. Occupiers are being sought now for a major new retail and leisure development on a 100,000 + sq ft site adjacent to the Town Centre.

New retail and leisure development

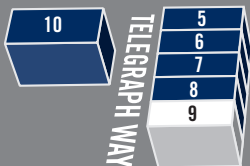
- Proposed redevelopment of site totalling 100,000 + sq ft site to provide modern retail warehouse and leisure floorspace with surface car parking
- Discussions with major food store anchor ongoing
- Planning application due to be submitted mid - 2016
- Occupation potentially available late 2017



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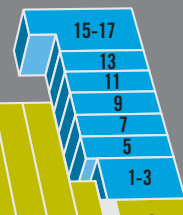
CAR PARKING



CAR PARKING



NORTH PARADE



ST.MODWEN



MARKET SQUARE

OUTDOOR MARKET



Job Centre



ST CHAD'S PARADE

KIOSK A

KIOSK B



SOUTH PARADE SERVICE YARD

SERVICE YARD

NEWTOWN GARDENS

BUS & TRANSPORT INTERCHANGE

CHERRYFIELD DRIVE

ST CHAD'S PARADE

- 1 Hair by Billy Wizz
- 1a YMCA
- 1b Superdrug
- 2a WH Smith
- 3 Planet Sports
- 4 Santander
- 5 O2
- 6 Ladbrokes
- 7 Salon 92
- 8 Acorn Cars
- 9 Shaw Trust
- 10 Poundworld
- 11a Banana Bunch
- 11b HT Pawnbrokers

11c Select

- 11d Vacant
- 11e Greggs
- 12 Paris Clothing
- 13 Vacant
- 14 Bet Fred
- 15 British Heart Foundation
- 16 Cash Generator
- 17 Vacant
- 18 TA Owens Quality Meats
- 19 Thomas Cook
- 20 Home Bargains
- 21 Specsavers
- 22 New Look
- 23 Vacant

24 Kids Cavern

- 25 Vacant
- 26 Mersey Vapour
- 27 Waterfields
- 29 Kids Kirkby
- 29a Max Spielmann
- 28-30 Peacocks
- 31 Iceland Frozen Foods
- 32 Co-op Travel
- 32a Greenhalgh's Craft Bakery
- 34 Albermarle & Bond
- 36 Supernews
- 38 Dolans Butchers
- 40 Vacant
- 42 Vacant

44 Vacant

- 46 Vacant
- 48-50 Card Factory
- 52 Store Optical
- 54-56 Rowlands Chemist
- 62 Vacant
- 72-74 Pound Bakery
- 78 Co-op
- 80 Kirkby Dental Practice
- 82-84 Bright House
- 86 News Extra
- 88 Luke's Fish N Chips
- KIOSK A**
- K A1 Romance & Design
- K A2 Vacant

K A3 Tony's Barbers

- K A4 Friend Mobile
- KIOSK B**
- K B1 Mollies Munch
- K B2 Kirkby Nails
- K B3 Beauty Bargains
- K B4 The Heel Bar
- NEWTOWN GARDENS**
- 4 William Hill
- 6-10 The Gold Balance
- 12 Maxwell, Entwistle & Byrne
- 14 New You Salon
- 16 Co-op Funeral
- 18 Vacant
- 20-24 National Westminster Bank

MARKET SQUARE

- 1-3 Stan James
- 5 En Vogue Gifts
- 7 Market Place
- 9 Big Apple Greengrocers
- 11 Knowsley Mutual Credit Union
- 13 Grafix Hair
- 15-17 The Premiere Public House
- TELEGRAPH WAY**
- 5 LA Hair & Beauty
- 6 Pauls Discount Carpets
- 7 Floral Elegance
- 8 Special Effects
- 9 Vacant
- 10 Shush

CHERRYFIELD DRIVE

- 132 B&M Bargains
- 132a Vacant
- 132b Farmfoods
- 142 Can Cook
- 144 Vacant
- 146 Subway
- 148 Heron Foods

Kirkby - Town Centre

Kirkby is located 6 miles North East of Liverpool and 8 miles west of St. Helens.

It is the most prominent shopping destination in an under served catchment with a population of over 40,000.

Notable retailers include New Look, Select, Superdrug, WHSmith, Peacocks, B&M, Home Bargains, Iceland & Poundworld.

The existing Town Centre and surrounding development land have recently been acquired by regeneration specialist St. Modwen who are working in partnership with Knowsley Council to continue the revitalisation of the centre.

400,000 sq ft of existing retail and leisure accommodation immediately available on flexible leases with over 100,000 sq ft new floorspace proposed.

Property Availability

Lease Terms

Existing units are available by way of a new lease on effective FRI basis for a length of term to be agreed.

Rates

Available on request, verification recommended.

Service Charge

Please contact the letting agents for details of the service charge applicable to each property.

EPC

Further information available on request.

ADDRESS	DESCRIPTION	SQ M	SQ FT
1A St Chads Parade	Ground	144	1,551
2B St Chad's Parade	First	75.7	815
	Second	165.6	1,783
11D St Chads Parade	Ground	64	692
	First	61	667
13 St Chad's Parade	Ground	64.2	691
	First	54.5	587
17 St Chad's Parade	Ground	66.2	713
	First	57.1	615
18 St Chad's Parade	Ground	101.4	1,091
	First	44.5	479
23 St Chad's Parade	Ground	79.1	851
	First	29.6	319
25 St Chad's Parade	Ground	81.7	879
	First	29.5	318
40 St Chad's Parade	Ground	66.6	717
	First	54.3	585
42 St Chad's Parade	Ground	50.4	542
	First	40	431
44 St Chad's Parade	Ground	59.6	641
	First	53.2	573
46 St Chad's Parade	Ground	64.8	697
	First	54	581
18 Newtown Gardens	Ground	85.7	922
	First	34.3	369
	Second	31.2	336
144/145 Cherryfield Drive	Ground	97.3	1,047
	First	120.6	1,298

Location

Kirkby Town Centre, L32 8UG

6 miles north east of Liverpool, within Merseyside in North West England. The town is situated approximately 29 miles west of Manchester.

www.kirkbytowncentre.com

Further information

For further information and to discuss either the existing centre or redevelopment opportunities in more detail, please contact:-

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Subject to Contract

MISREPRESENTATION ACT 1967

These particulars are provided for guidance only. The agents give notice that whilst these Particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967. April 2016.

