

WANTED

Exciting and innovative leisure operators.
Flexible terms available.

UNITS AVAILABLE TO LET FROM

WINTER 2021



Kirkby Town Centre

New Multi Screen Cinema Complex

3 Bar / Restaurant Units Available To Let

Already let under agreement to

REELCINEMA

New Multi Screen Cinema 3 Bar/Restaurant Units Available to Let

REELCINEMA

CATCHMENT
POPULATION
40,000
PEOPLE

TOWN
CENTRE FOOTFALL
INCREASED
64%

10 MIN DRIVE
TIME CATCHMENT
110,000
PEOPLE



THE LEISURE DEVELOPMENT

Following agreement of terms with Reel for a new multi screen cinema, we are delighted to present an excellent opportunity for existing leisure operators to acquire bar and restaurant premises in the heart of Kirkby Town Centre.

Close to a new car park to serve the town centre and fronting the newly landscaped Newtown Gardens, the new units will provide modern accommodation with the ability for outdoor seating, immediately adjacent to the cinema foyer.

This leisure led development forms part of the wider plans for Kirkby Town Centre with a food store retail development anchored by Morrisons currently progressing north of St Chad's Parade.



Kirkby Town Centre Cinema Development
is Funded by Knowsley Council, Liverpool City Region
Combined Authority and Metro Mayor Liverpool City Region.

DEMOGRAPHICS



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



PROPOSED MORRISONS ANCHORED RETAIL PARK OF APPROXIMATELY 100,000 SQ FT



10 MINUTE DRIVE TIME CATCHMENT OF 110,000 PEOPLE



40,000+ POPULATION



600 BUSINESSES EMPLOYING 10,000+ WORKERS AT KNOWSLEY BUSINESS PARK



456,022 TOTAL RETAIL CATCHMENT (SOURCE: ONS)



EXCELLENT ACCESS - 5 MINUTES FROM J6 M57 → → →



REELCINEMA

New Multi Screen Cinema

3 Bar / Restaurant Units
Available to Let

Further information in regard to terms and rents is available from the letting agents.

Units:

GROUND FLOOR

Unit 1	3,380 sq ft	314 sq m
Unit 2	3,692 sq ft	343 sq m
Unit 3	6,566 sq ft	610 sq m
TOTAL	13,638 sq ft	1,267 sq m

FIRST FLOOR - CINEMA [ALREADY LET]

Ground Floor	1,000 sq ft	92 sq m
First Floor	15,250 sq ft	1,416 sq m
TOTAL	16,250 sq ft	1,509 sq m





LOCATION

The development is situated in the heart of Kirkby Town Centre in a highly prominent location fronting both Cherryfield Drive and Newtown Gardens. The town's bus and train stations are in close proximity offering strong public transport links.

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.



VAT

All figures quoted are subject to VAT at the prevailing rate, where applicable.

BUSINESS RATES

Occupiers are responsible for their own business rates.

LEGAL COSTS

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

RENT

Available upon application.

LEASE TERMS

The premises will be available by way of new leases for term of years to be agreed.

PLANNING

The premises have the benefit of planning.

EPC

EPC's will be available following completion of the development.

ALL ENQUIRIES

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