

NORCROSS

Norcross Lane | Thornton-Cleveleys | Blackpool | FY5 3TA

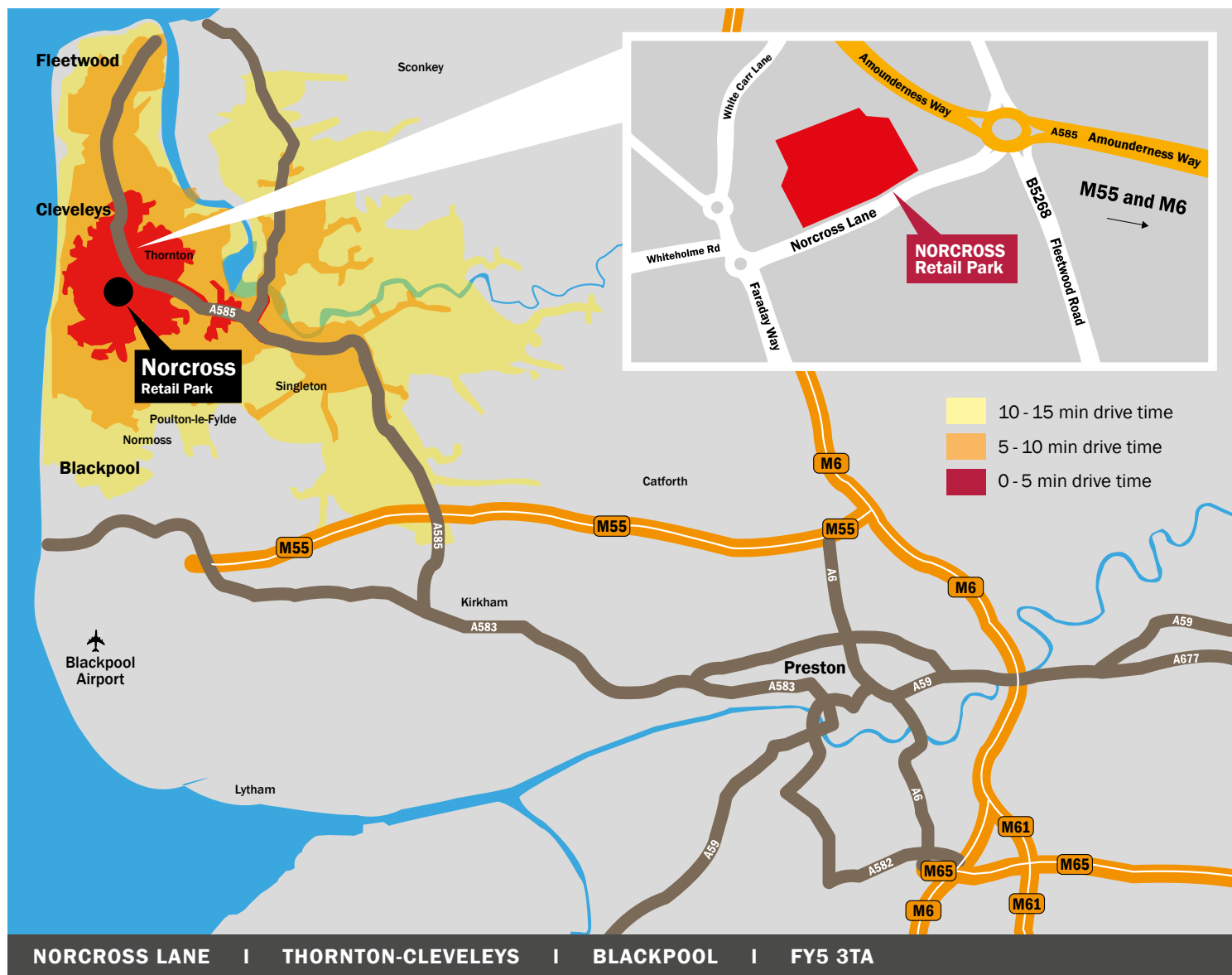


RETAIL PARK

LAST UNITS REMAINING

**PLANNING
CONSENT GRANTED**

**ON SITE
MAY 2018**



Driving Distances

Location	Miles	Mins
Fleetwood	4.5	10
Blackpool	4.2	13
M55 J3	8	15
M6 J32	15	23
Preston	17.5	32
Lancaster	21	40

Location

The site is situated 4 miles north of Blackpool town centre close to Poulton-le-Fylde, Thornton-Cleveleys and Fleetwood, with easy access off Amounderness Way (A585).

Description

The Scheme is to comprise a total of 71,700 sqft (6,680 sqm) of retail accommodation with 330 parking spaces anchored by 2 food retailers together with 2 Drive-Thru restaurants. The units will range in size from 1,000 sqft (93 sqm) to 22,000 sqft (1,858 sq m) with final opportunities for representation available.

Planning

The site benefits from full planning consent allowing unrestricted Class A1 retail use.

Lease Terms

The premises will be available to let by way of new full repairing and insuring leases for a term to be agreed. Rental details upon application.

Development Programme

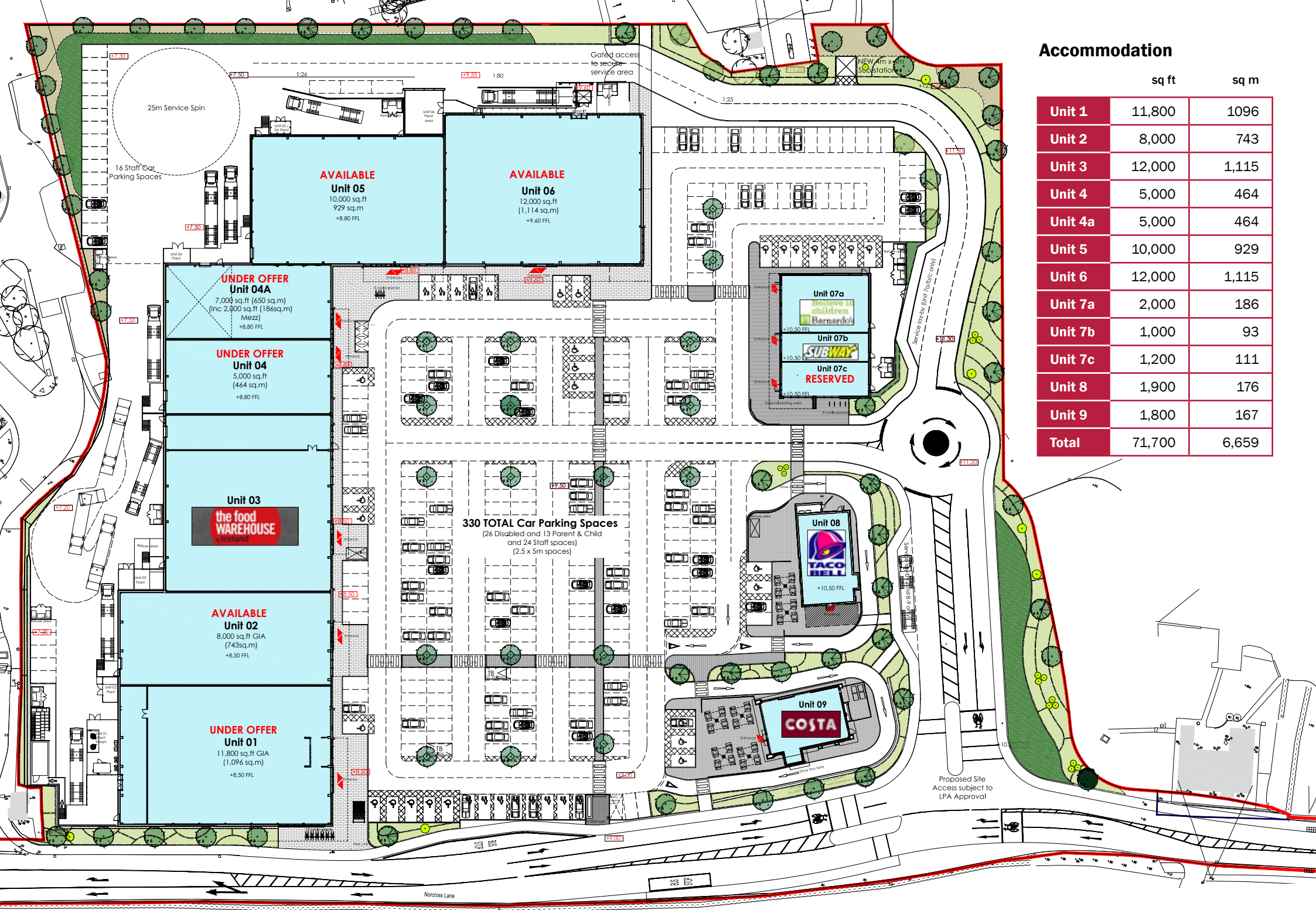
Kier Property Developments Ltd. Will commence building works in May 2018, with completion of the scheme programmed for Spring 2019.

Demographics

	5 mins	10 mins	15 mins	UK average
Population	39,656	122,620	181,750	
AB/C1	54.03	50.09	46.55	53.01
Car ownership	77.31%	74.18	69.91	74.01

Demographics

	5 mins	10 mins	15 mins	UK average
Home ownership	78.77%	78.77	74.41	68.72
Senior Security	32.66%	24.27	18.40	8.04
Aspiring Homemakers	17.71%	14.165	12.39	8.84



Accommodation

	sq ft	sq m
Unit 1	11,800	1096
Unit 2	8,000	743
Unit 3	12,000	1,115
Unit 4	5,000	464
Unit 4a	5,000	464
Unit 5	10,000	929
Unit 6	12,000	1,115
Unit 7a	2,000	186
Unit 7b	1,000	93
Unit 7c	1,200	111
Unit 8	1,900	176
Unit 9	1,800	167
Total	71,700	6,659

71,700 sqft of retail accommodation
including drive-thru's and
330 parking spaces



Viewing and further information



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Another development by Kier Property



All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:- All dimensions, distances and floor areas are approximate and are given for guidance purposes only. March 2018.