

RETAIL DEVELOPMENT OPPORTUNITY FULL PLANNING PERMISSION FOR BESPOKE NEW BUILD UNITS

FROM 232 sq.m. (2,500 sq.ft.) to 1,394 sq.m. (15,000 sq.ft.)



WILLOWBURN

RETAIL PARK

ALNWICK, NE66 2DH



TO LET



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WILLOWBURN RETAIL

Willowburn Retail Park and Willowburn Centre are Alnwick's primary shopping destination, predominately occupied by national covenants with ample parking.

The newly constructed Willow Retail Park includes a M&S Food Hall, Starbucks and the award winning artisan butchers, Turnbull's of Alnwick, with 180 car parking bays. Phase 2, has full planning permission and provides opportunity for future retail development on circa 0.91 hectares (2.24 acres). Phase 3 has been pre-let to B&M Home Store with Garden Centre.

Willowburn Centre comprises four retail units totalling 8,361 sq.m. (90,000 sq.ft.) complete with 475 car parking bays. The scheme is occupied by Sainsbury's, Homebase, Argos and Pets at Home.

Willowburn Retail Park is immediately accessible from the A1 north and south bound slip roads into Alnwick Town and lies adjacent the A1, providing fantastic visibility.



WILLOWBURN CENTRE - SAINSBURY'S



WILLOWBURN CENTRE - HOMEBASE AND ARGOS

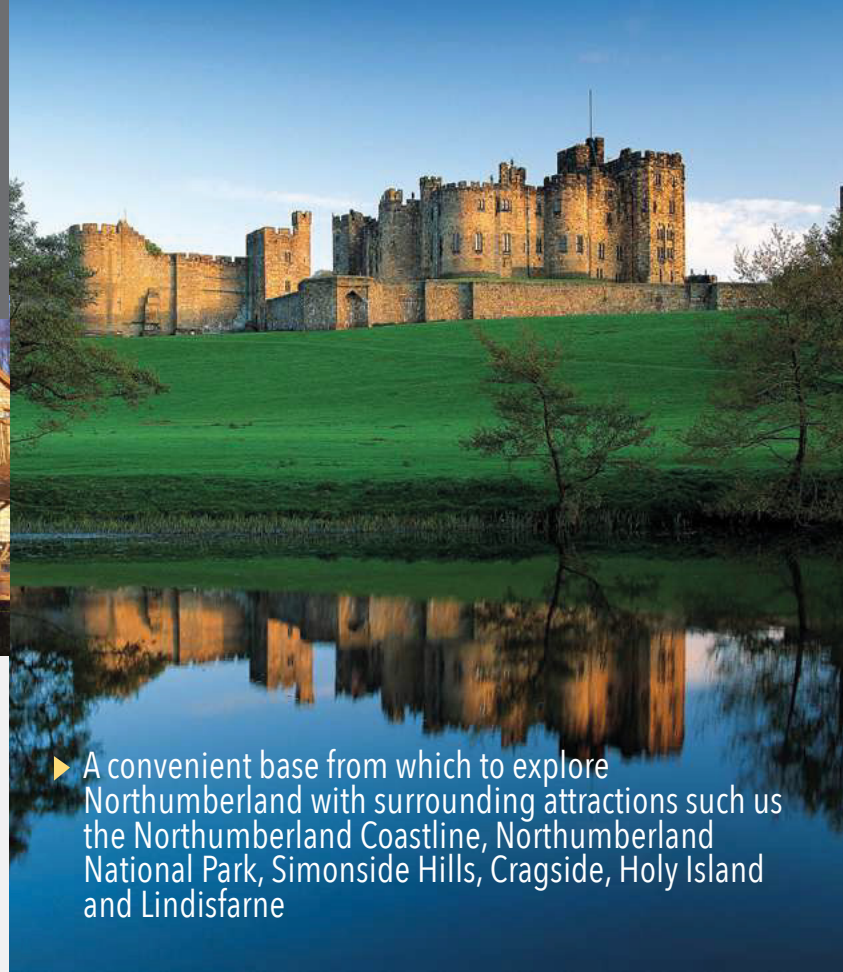


WILLOWBURN RETAIL PARK



340,000+

▶ annual visitors to the Alnwick Castle



ALNWICK & SURROUNDING AREAS

600,000+

▶ annual visitors to the Alnwick Gardens

▶ A convenient base from which to explore Northumberland with surrounding attractions such as the Northumberland Coastline, Northumberland National Park, Simonside Hills, Cragside, Holy Island and Lindisfarne



13,000+

▶ motor vehicles passing on the A1 per day.
(DfT data 2016)



▶ Other local attractions in the Town include Hulne Park, Barter Books, Bailiffgate Museum, Willowburn Sports and Leisure Centre & Alnwick Playhouse



TRACK RECORD

NORTHUMBERLAND ESTATES

Northumberland Estates is one of the largest and most active developer landlords in the North East.

The in house Commercial Property team is experienced in delivering schemes of a varying complexities from general industrial units to specialist facilities such as schools.

- ▶ Northumberland Estate's UK Commercial Property portfolio currently comprises in excess of 400 properties over 100 individual sites.
- ▶ The current UK development pipeline is in excess of 1 million sq ft and is spread across a range of sectors.
- ▶ The wider portfolio includes assets in Germany, Switzerland and North America.



Northumberland Retail Park - 6,550 sq.m (70,500 sq.ft.) developed for Aldi, B&M, JD Gyms, Costa and Sainsbury's which anchors a 1,985 sq.m (21,368 sq.ft) retail parade



Pets at Home - 836 sq.m. (9,000 sq.ft.) out of town retail unit in Alnwick



Toby Carvery - Well-established leisure development within Northumberland Retail Park scheme



Tyneview Retail Park - 4,645 sq.m (50,000 sq.ft) under construction to be let to Aldi and B&M, alongside a Drive-thru and three smaller units



Quorum Business Park - Retail parade on major North Tyneside Business Park



Whitley Road - Planning to be submitted for drive-thru and restaurant unit to complement existing 6,515 sq.m. (70,125 sq.ft.) retail and leisure scheme



Alnwick South Road - 1,394 sq.m. (15,000 sq.ft.) retail developed for Aldi stores

MASTERPLAN

WILLOWBURN RETAIL PARK

UNIT	AREA (SQ.M.)	AREA (SQ.FT.)	TENANT
1	1,096 SQ.M.	11,800 SQ.FT.	M&S FOODHALL
2	252 SQ.M.	2,500 SQ.FT.	TURNBULL'S
3	464 SQ.M.	5,000 SQ.FT.	MOUNTAIN WAREHOUSE
4	464 SQ.M.	5,000 SQ.FT.	TO LET
5	929 SQ.M.	10,000 SQ.FT.	TO LET
6	167 SQ.M.	1,800 SQ.FT.	STARBUCKS
7	2,323 SQ.M.	25,000 SQ.FT.	B&M



DUCHESS COMMUNITY HIGH SCHOOL

ARC TRINOVA

NEWCASTLE
A1

THE HOG'S HEAD INN
ALNWICK

McDonald's

LIONHEART ENTERPRISE PARK

WILLOWTREE ESTATE

EDINBURGH
A1

WILLOWBURN CENTRE

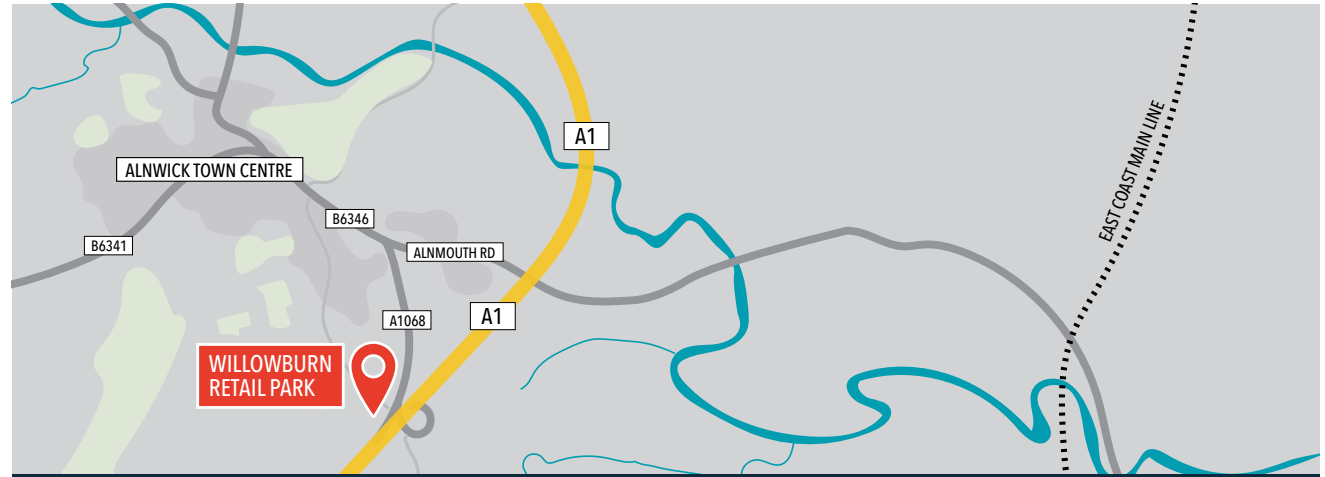
WILLOWBURN LEISURE CENTRE

GREENSFIELD BUSINESS PARK

PHASE 2



Regional - Alnwick is easily accessed by car being located immediately adjacent to the A1



Lionheart Enterprise Park - is located 1.4 miles south of Alnwick town centre



North bound - Take the A1068 exit from A1
South bound - Take the A1068 exit from A1

Distances and travel times

- ▶ Newcastle upon Tyne 35 miles - 43 min by car
- ▶ Morpeth 20 miles - 30 min by car
- ▶ Berwick 30 miles - 40 min by car
- ▶ Alnmouth Train Station 4 miles - 10 min by car
- ▶ Edinburgh 87 miles - 1h 49 min by car

LOCATION



WILLOWBURN RETAIL PARK
 ALNWICK
 NE66 2DH





Agent



Mark Proudlove

Direct: +44 (0)113 388 4859

Mobile: +44 (0)7808 479310

Email: mark@barkerproudlove.co.uk

Web: www.barkerproudlove.co.uk

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Developer



Anthony Cape

Direct: +44 (0)1665 511145

Mobile: +44 (0)7715122779

Email: Anthony.Cape@Northumberlandestates.co.uk

Web: www.northumberlandestates.co.uk