

# To Let-Under Offer



## Alnwick

4 Willowburn Retail Park, NE66 2DH  
Retail Park/Class E

Ground Floor: 5,000 sq ft (465 sq m)

Rent on Application

New build unit available adjacent to Mountain Warehouse,  
M&S Food Hall and opposite B&M

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**Location & Description:**

- Willowburn Retail Park forms part of Alnwick's primary shopping destination, providing 180 car parking spaces, with existing occupiers including a M&S Food Hall, Starbucks Drive Thru and the award winning artisan butchers Turnbull's of Alnwick.
  - Additional pre-lets have been secured with B&M Home Store and Garden Centre, together with Mountain Warehouse. Handover for both units is due July 2024.
  - The adjacent Willowburn Centre comprises four retail units complete with 475 car parking bays. The scheme is occupied by Sainsbury's, Homebase and Pets at Home. The former Argos is under offer.
  - 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.
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**Accommodation:**

A new build ground floor unit, provided with shop front and incoming services, otherwise to shell internally.

**Demise:**

Ground Floor GIA 5,000 sq ft (464.5 sq m)

**Rent:**

Available upon application.

**Tenure:**

A new effectively full repairing and insuring lease is available for a term of years to be agreed.

**EPC:**

Available upon request.

**Rating Assessment:**

The premises currently have yet to be assessed.

For further details visit Gov.uk or contact the business rates department at the local authority.

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

November 2023

**SUBJECT TO CONTRACT**

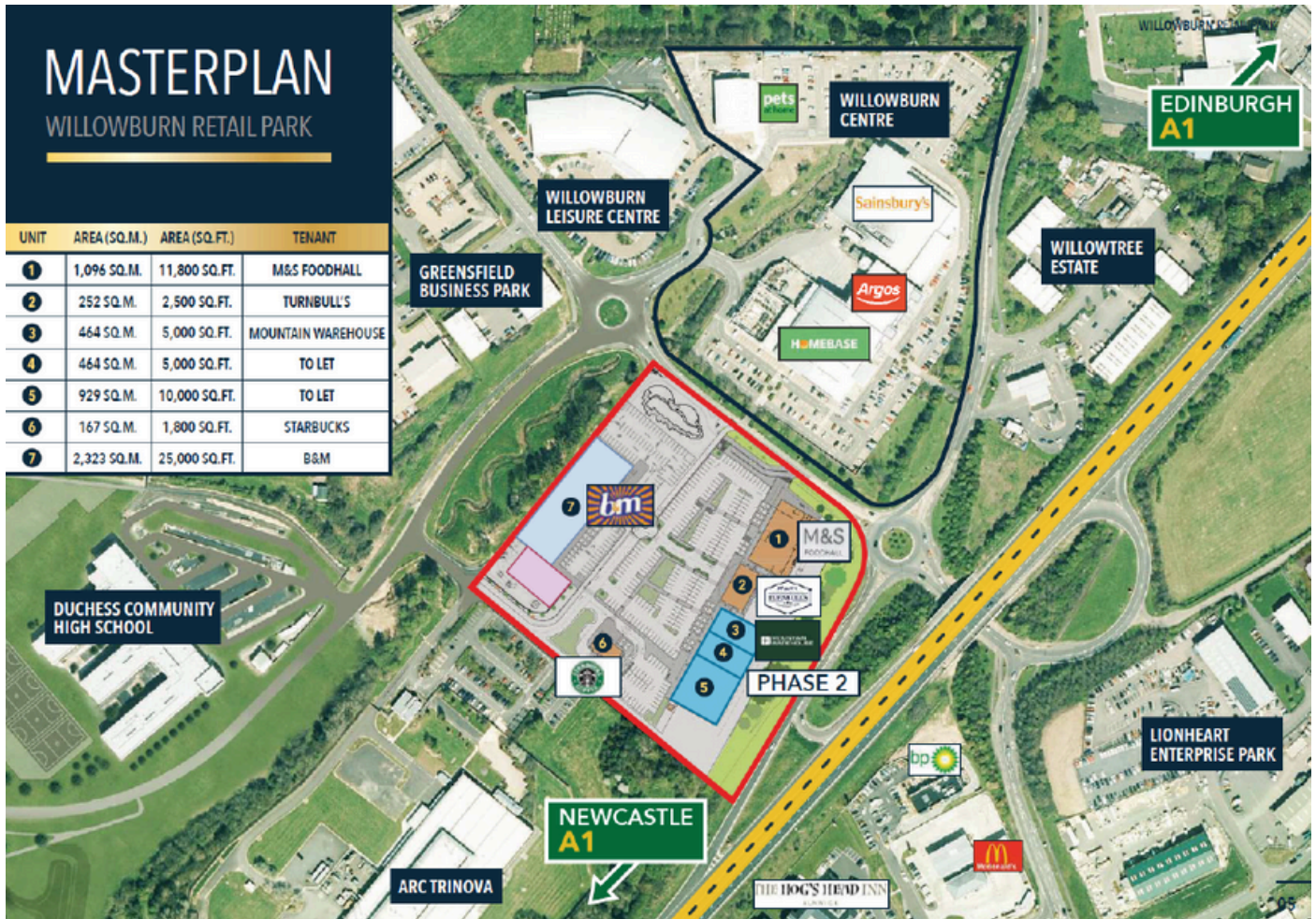
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