

RETAIL DEVELOPMENT OPPORTUNITY FULL PLANNING PERMISSION FOR BESPOKE NEW BUILD UNITS

FROM 232 sq.m. (2,500 sq.ft.) to 1,858 sq.m. (20,000 sq.ft.)



WILLOWBURN

RETAIL PARK

ALNWICK, NE66 2DH



TO LET



CONTENTS

03 WILLOWBURN RETAIL PARK

04 RETAIL & LEISURE

05 NORTHUMBERLAND ESTATES

06 MASTERPLAN

07 LOCATION

08 CONTACT



WILLOWBURN RETAIL PARK

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

The proposed phase 1 development will incorporate an additional 3,354 sq.m. (36,100 sq.ft.) for retail and leisure use with ample parking, predominately occupied by national covenants that will complement the well-established Willowburn Centre. Phase 2 provides opportunity for further future retail and leisure development on circa 0.91 hectares (2.24 acres).

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 to 13,000+ daily passing motor vehicles.



WILLOWBURN RETAIL PARK - SAINSBURY'S



WILLOWBURN RETAIL PARK - HOMEBASE AND ARGOS

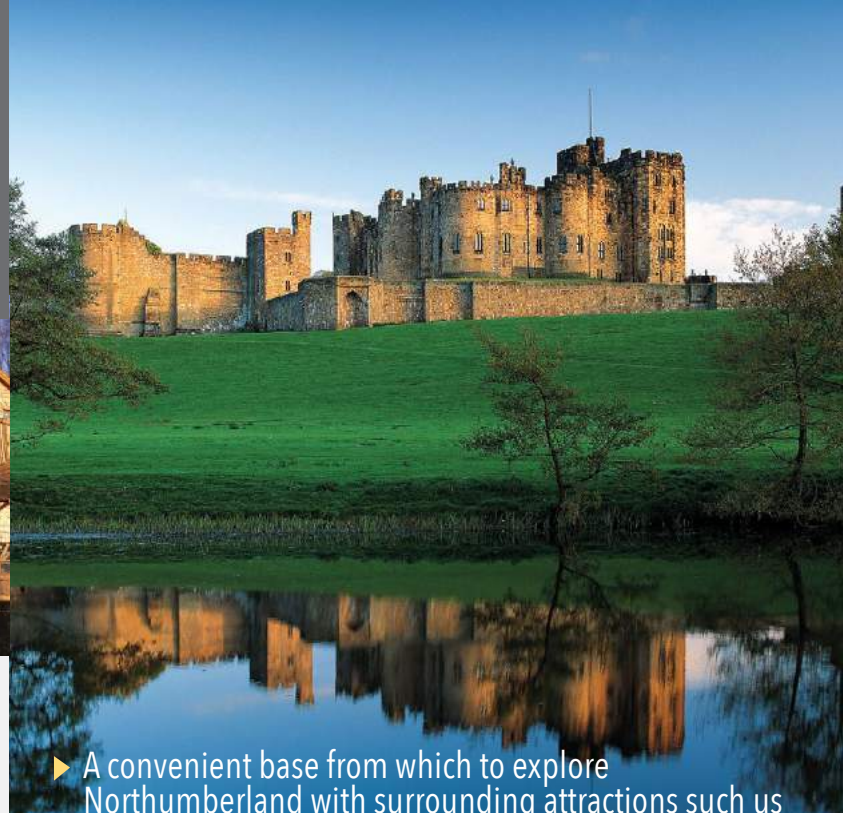


WILLOWBURN RETAIL PARK



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 - 2,301 sq.m. (24,772 sq.ft.) Sainsbury's Store anchoring a 1,985 sq.m. (21,368 sq.ft.) retail parade with additional retail/leisure development underway on adjacent 3.32 hectares (8.22 acres) site



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



Wynyard Business Park - Planning permission obtained for 400 sq.m. (4,090 sq.ft.) retail parade at Tees Valleys premier business park



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
3a	325 SQ.M.	3,500 SQ.FT.	MOUNTAIN WAREHOUSE
3b	139 SQ.M.	1,500 SQ.FT.	TO LET
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



DUCHESS COMMUNITY HIGH SCHOOL

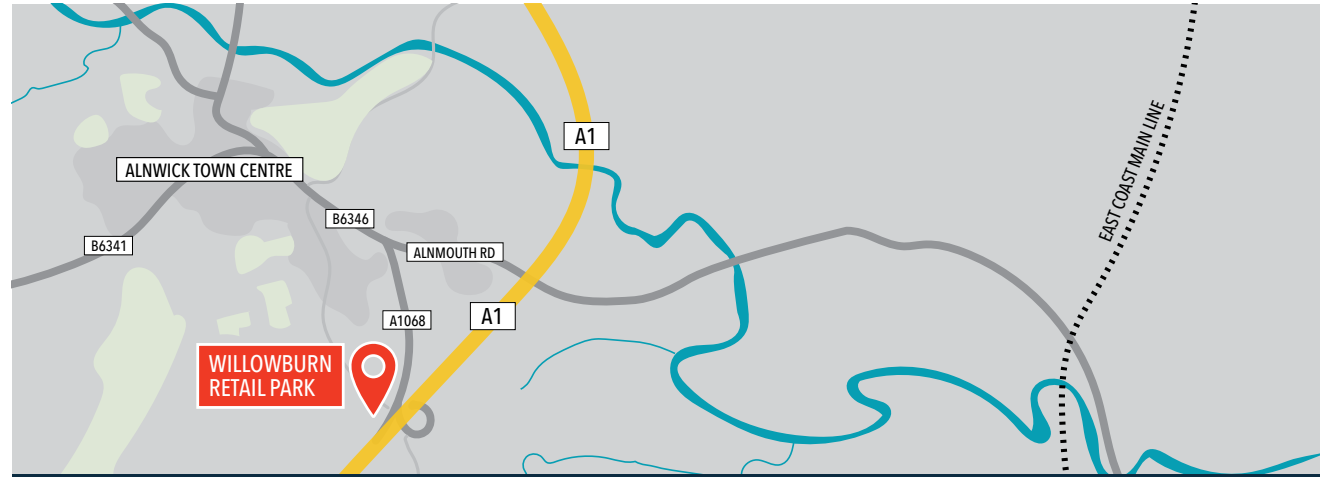
ARC TRINOVA

NEWCASTLE A1

EDINBURGH A1



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

Developer



Anthony Cape

Direct: +44 (0)1665 511145

Mobile: +44 (0)7715122779

Email: Anthony.Cape@Northumberlandestates.co.uk

Web: www.northumberlandestates.co.uk

Colin Davidson

Direct: +44 (0)1665 511130

Email: Colin.Davidson@Northumberlandestates.co.uk

Web: www.northumberlandestates.co.uk

Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Northumberland Estates Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Northumberland Estates Limited has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Northumberland Estates is a limited company partnership registered in England with registered number 05941545. Our registered office is Quayside House, Quayside, 110 Quayside, Newcastle Upon Tyne, NE1 3DX where you may look at a list of members' names.