

FINAL REMAINING UNIT

RAWTENSTALL PHASE 2

OLD COBBLERS

TO LET
2,230 SQ FT
RETAIL/DRIVE
THROUGH
OPPORTUNITY

OC



NEW HALL HEY RETAIL PARK | RAWTENSTALL | ROSSENDALE VALLEY | LANCASHIRE

PHASE ONE FULLY LET

New Hall Hey Retail Park extends to 80,000 sq ft and sits on the edge of the town with extensive frontage to A682 with c.20,000 vehicles travelling past the park per day*.

The highly successful retail park is anchored by M&S and Aldi. Phase 2 is now being developed.

M&S
— FOOD —

Pets
at Home



COSTA
COFFEE

cardfactory

Iceland

home
bargains
TOP BRANDS - BOTTOM PRICES

*(Trafficstats 2024)



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PHASE TWO OLD COBBLERS

New Hall Hey Retail Park P.2 is purpose built drive thru units accommodating; Starbucks, KFC and one unit remaining.

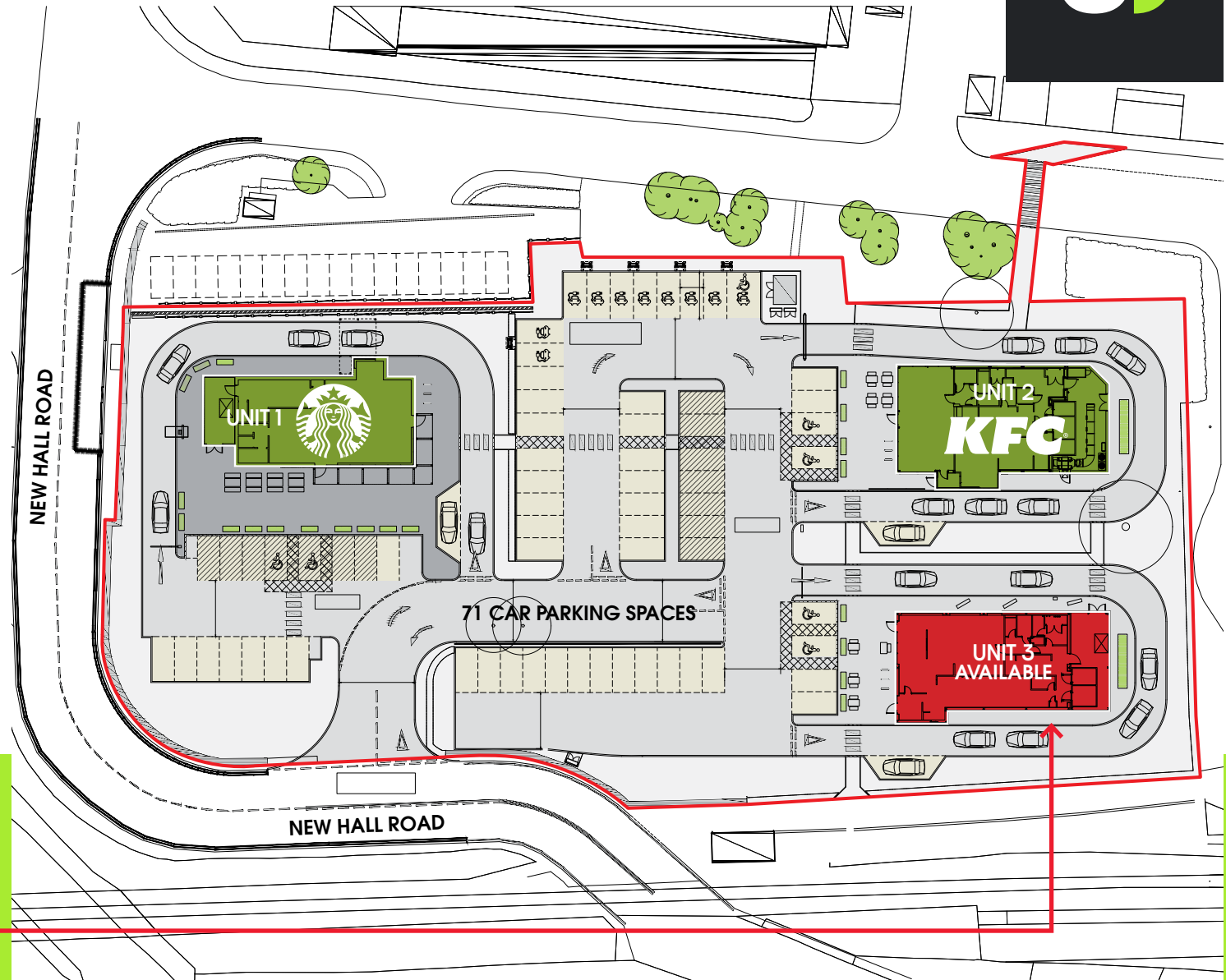
Unit 3 can be designed to meet individual requirements for a drive to/drive thru-subject to planning.

Start on site is planned for Q3 2026 with PC Q2 2027.

Accommodation

UNIT	Tenant	GIA (SQ FT)
1	Starbucks	2,090
2	KFC	2,970
3	TO LET	2,230

**TO LET RETAIL /
DRIVE THROUGH
UNIT 2,230 SQFT**

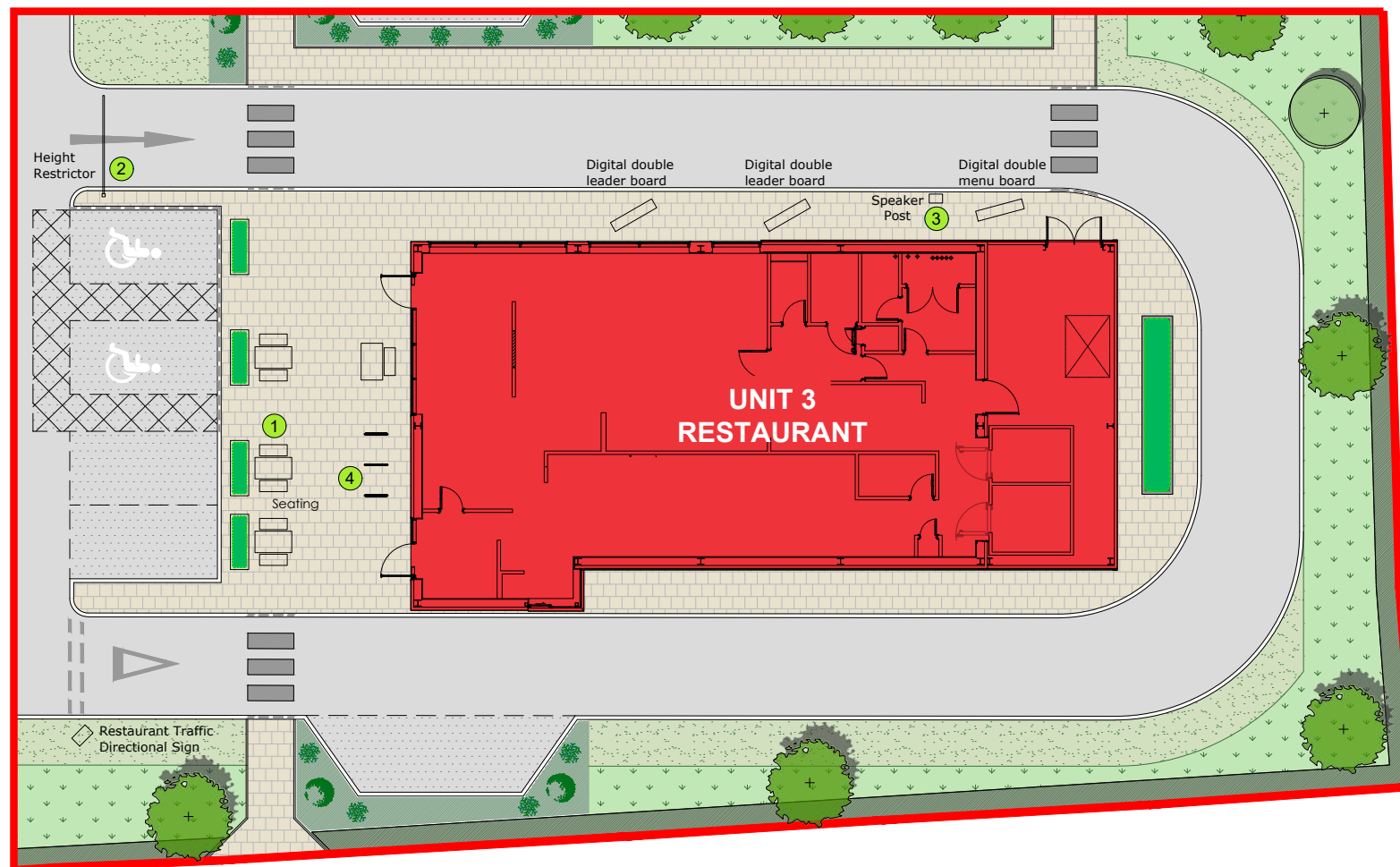


UNIT 3 TO LET 2,230 SQ FT



PROPOSED GROUND FLOOR

Capable of adaptation to meet individual requirements.



LOCATION

Rawtenstall is an affluent market town, located within the attractive Rossendale Valley in the heart of Lancashire. The town is located approximately 24 km (15 miles) north of Manchester City Centre; 50 km (31 miles) west of Leeds and 283 km (177 miles) north west of London.

Rawtenstall has a vibrant local economy benefiting from its close proximity to the Greater Manchester conurbation and the Forest of Bowland, an Area of Outstanding Natural Beauty and home some of the most desirable villages to live in the country.



SITUATION

New Hall Hey Retail Park occupies a strong and very prominent trading position approximately 700m south of Rawtenstall town centre and immediately adjacent to the A682 bypass, which provides direct access (via the A56 dual carriageway) to the M66 motorway approximately 3.2 km (2 miles) to the south.



10 MINUTE DRIVETIME
POPULATION 30,501



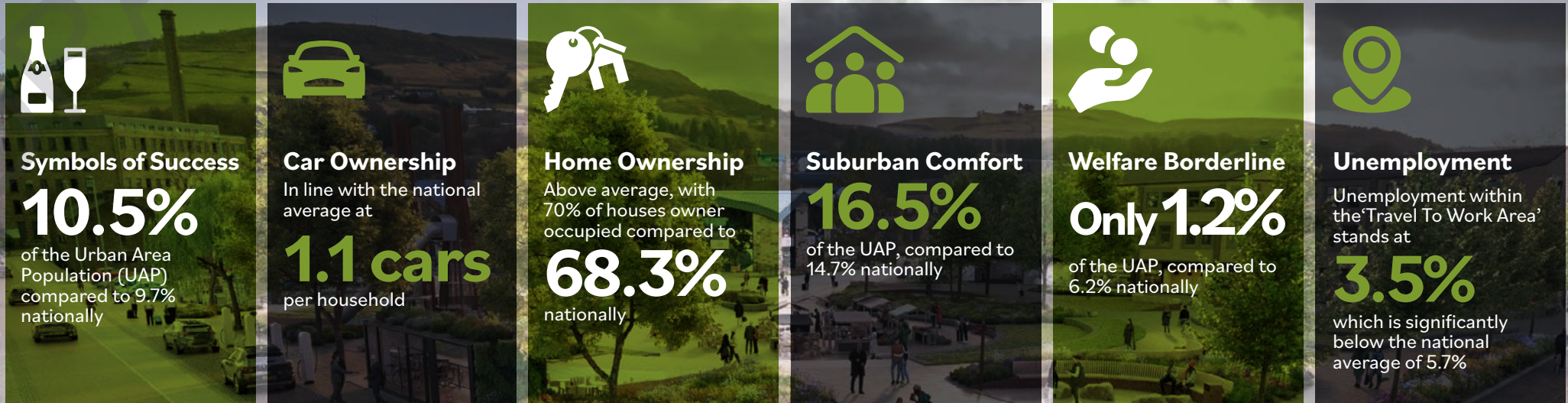
20 MINUTE DRIVETIME
POPULATION 200,00



AVERAGE HOUSEHOLD
INCOME £47,548

ECONOMY & DEMOGRAPHICS

Rawtenstall has strong demographics and the general economic well-being of the town and the wider district area are demonstrated by the following social economic statistics:-



RAWTENSTALL

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Although manufacturing remains an important driver behind the Rawtenstall economy, with over 22% of the town's labour force employed in this sector, Rawtenstall is also a favoured residential location for executive commuters to the nearby cities of Manchester, Leeds and Preston. Rawtenstall's desirability as a place to live is also enhanced by its location close the Forest of Bowland which has been designated as an Area of Outstanding

Natural Beauty (AONB) encompassing 803 sq km of Lancashire and North Yorkshire and popular with walkers, riders and cyclists.

In addition, Rawtenstall has been home to the largest outdoor dry ski and snowboard centre in the North West of England for over 40 years, Ski Rossendale. The facility boasts a 200m main slope; a freestyle park; nursery slope and quarter pipe and is one of the area's most popular leisure attractions, with 4,300 visitors each week.

Other popular attractions in close proximity to Rawtenstall include the Lee Quarry Mountain Bike Trail (part of Lancashire's 'Adventure Gateway'); Helmshore Textile Museum; Fitzpatrick's 1890 (Britain's last original temperance bar) and The East Lancashire Railway, a 12 mile Heritage line attracting school children, rail enthusiasts and tourists from across the region to ride on it's steam and diesel locomotives. The northern terminus of The East Lancashire Railway is located approximately 300m east of the property.

FURTHER INFORMATION

TENURE

The unit is available on a new 15 yr lease. Terms available on request.

SERVICE CHARGE

All expenses generated in the operation of New Hall Hey Retail Park will be recoverable from the occupational tenants via a service charge.

ALL ENQUIRIES

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