

LOCATION

Whaley Bridge is a well populated attractive market town, falling within the High Peak District, located approximately 15 miles south east of Manchester and 27 miles NorthWest of Sheffield.

This mixed use development is situated on the edge of the town adjacent to the principal food store in the town, Tesco (30,000 sq ft). The site benefits from prominent frontage to the A5004 Buxton Road, off the A6 in the immediate vicinity.

DESCRIPTION

The site benefits from good visibility from Buxton Road and is accessed via a new bridge over the Peak Forest Canal.

Tesco are situated immediately adjacent and generates significant volumes of traffic directly past the proposed site entrance.

The site has the benefit of open A1 planning consent and is therefore suitable for a wide range of retail with up to 20,000 sq. ft. being available. Building work is to shortly commence for the new B&M Home Store.

CATCHMENT

The Primary Catchment Area, which is based on a 10 minute drive time, includes New Mills, Chapel-En-Le-Frith and Disley as well as Whaley Bridge itself. This area has an estimated population 26,206 of which 25% of households fall within social classes A & B, some 7% above the national average.

The nearest large centre to the catchment area is Buxton, over 15 minutes travel time, with national retailers such as Marks & Spencer, Woolworths, Dixons and Next represented through their smaller format stores. It is noted that Buxton does not benefit from a national multiple of substantial size offering bulky white goods or furniture, or a DIY/household goods operator and is characterised by small units and limited ranges.

TENURE

The unit is available by way of a new lease for a minimum term of 10 years.

LEGAL COSTS

Each party is to bear their own legal costs incurred in respect of this transaction.

RENT

Rent available upon application.

PLANNING

All uses considered

TIMING

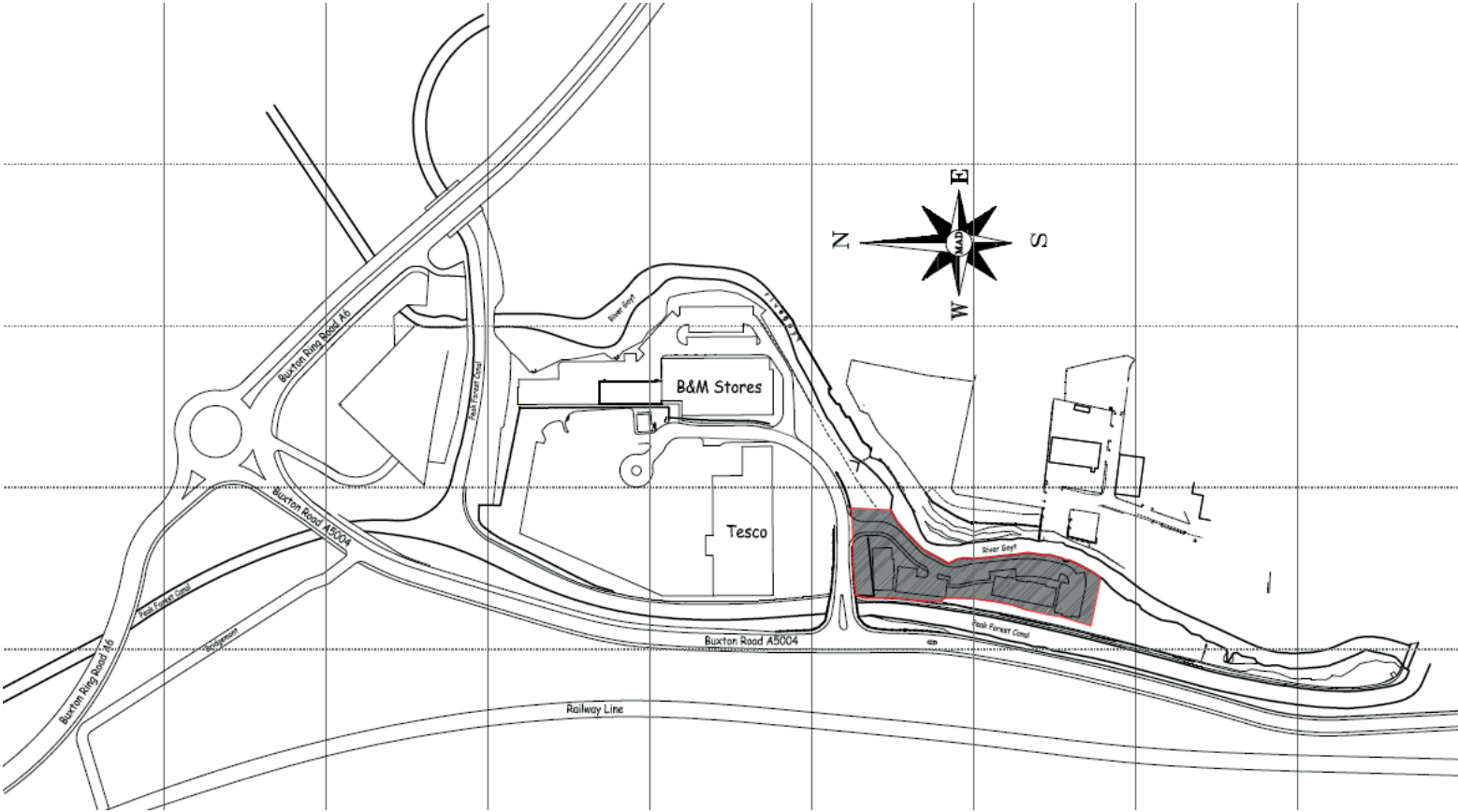
TBC

VIEWING

Viewings are to be made strictly by prior appointment with the sole agents:

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