

RETAIL PARK PROPERTY / CLASS E
4 Willowburn Retail Park, Alnwick NE66 2DH



Rent: On application
Ground Floor Area
5,000 Sq ft / 465 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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**NEW BUILD UNIT AVAILABLE ADJACENT TO
MOUNTAIN WAREHOUSE, M&S FOOD HALL AND
OPPOSITE B&M****Location:**

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.

Accommodation:

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

Demise:	Sq Ft	Sq M
Ground Floor GIA	5000	464.5

Rent:

Upon application

Tenure:

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

Business Rates:

The premises Rateable Value will need to be assessed. For further details visit Gov.uk or contact the business rates department at the local authority.

EPC:

Energy Performance Asset Rating - TBC

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 Available:

July 2024

Date Prepared:

November 2023

Subject to Contract

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