

THE BAY SHOPPING PARK

MORECAMBE



TENANTS EXCHANGED



OPEN AI RETAIL ACCOMMODATION • FLEXIBLE UNIT SIZES • PLANNING APPROVED



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DESCRIPTION

An 80,000 sq ft retail park with a further 40,000 sq ft of mezzanine available. 15,000 sq ft of A3/A4 use also available.

Operators who have exchanged include: **B&M Homestore, Greggs, Subway, & M&S Foodhall.**

Costa are under offer.



TIMESCALES

Planning was successfully granted in 2016 for an Open A1 Non Food scheme with restaurants. Construction of the scheme will be underway in 2018. Anticipated PC of the scheme is Q2 2019.



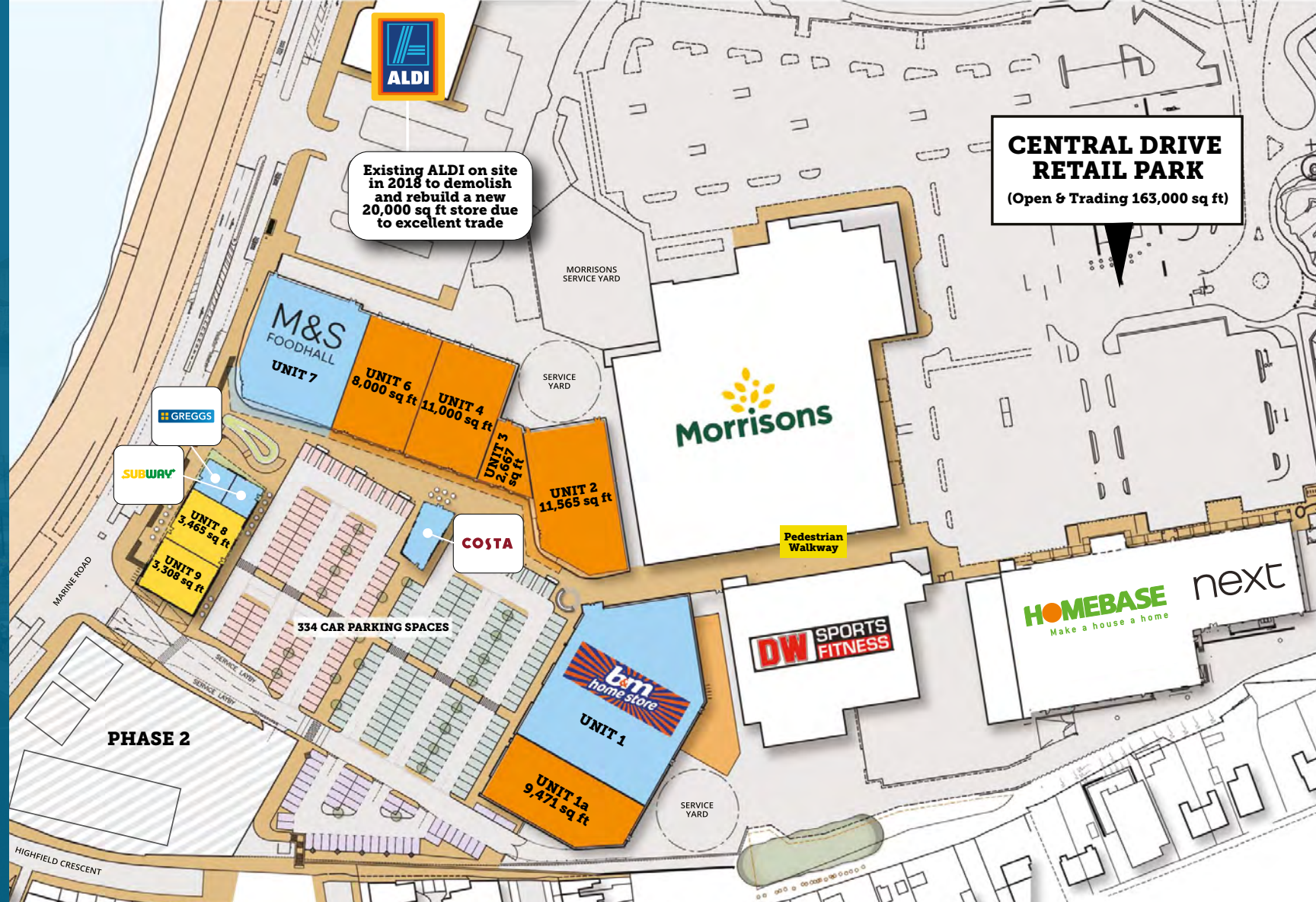
AVAILABILITY

Units from 1,000 to 11,500 sq ft are available plus mezzanine.



CAR PARKING

334 spaces.



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TOURISM

Morecambe Bay, which Morecambe Seafront forms part of, **has 14.8m annual visitors which creates £718m to the local Morecambe Bay economy.**

Source: Destination Morecambe Bay Business Plan

There are approx. **3.3m day trip visitors every year** to Morecambe, with 350,000 overnight visitors to Morecambe staying 1.3m nights (Morecambe STEAM Report 2011), **spending £27.8m on comparison goods**

Source: Oxford Retail Consulting



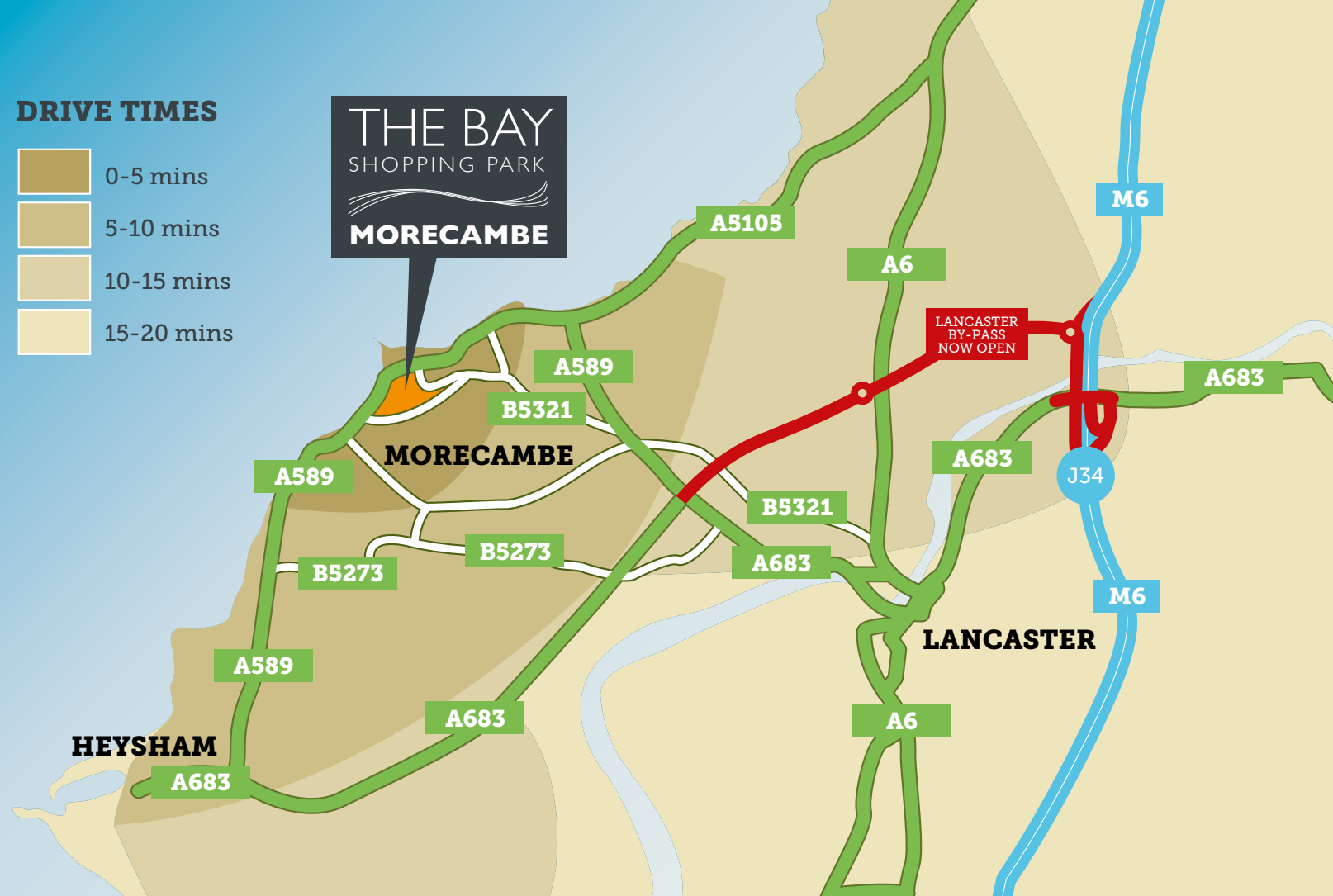
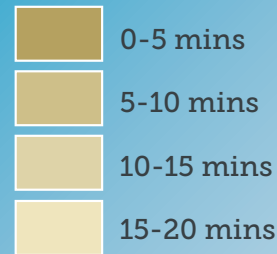
BY-PASS

Lancaster By-Pass (Bay Gateway) is now open which links Morecambe and Heysham with the M6 at the remodelled Jun 34. This will **vastly improve journey times to the wider region** and bring new investment into the area.



The total investment of the road improvements was £125m. The By-Pass is forecast to draw more residents and tourist visitors to Morecambe.

DRIVE TIMES



POPULATION

The proposed scheme will serve a catchment of **115,000 residents** within a 20 minute contour.



	0-5 mins	0-10 mins	0-15 mins	0-30 mins
Population	21,853	58,346	77,323	162,188
Households	9,791	26,097	34,538	68,219

Source: Oxford Retail Consultants

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PLANNING

Open A1 (Non-Food) and A3/A4 (Restaurants).

LEASE / RENT

The units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.



BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

Further details are available upon request.

LEGAL COSTS

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

EPC

The property has no energy performance rating but will be assessed post construction.

FURTHER INFORMATION

For further details of this exciting retail opportunity including unit availability and timing, please call the leasing agents.



Adam Mobley amobley@wsbproperty.co.uk
John Reid jreid@wsbproperty.co.uk



020 7493 4455

Geoff Phillips geoff@morganwilliams.co.uk
Alexis Gray-Cowley alexis@morganwilliams.co.uk

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