

Phase 2 St James Retail Park

NORTON • SHEFFIELD • S8 8BR

PHASE 1
OPENS JULY 2018
PHASE 2 UNITS AVAILABLE
SPRING 2019



NEW UNITS FROM 1,500 - 3,000 SQ FT ON A 153,600 SQ FT RETAIL SCHEME



TKmaxx M&S

HOMESENSE



Shoe Zone

next

wilko

GREGGS

COSTA

Card Factory





DEMOGRAPHICS & CATCHMENT

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32,000 cars
pass the site
daily



Over 60,000
students attend
the two Universities



A Resident Catchment
Population
569,000

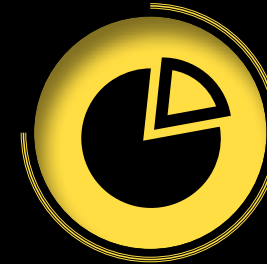
£2.3 BN
Resident
Catchment Spend
for Sheffield



30% Catchment
Residents are Acorn
Affluent Achievers –
8% above
UK average



£757m Annual
Convenience Spend
within 15 min contour



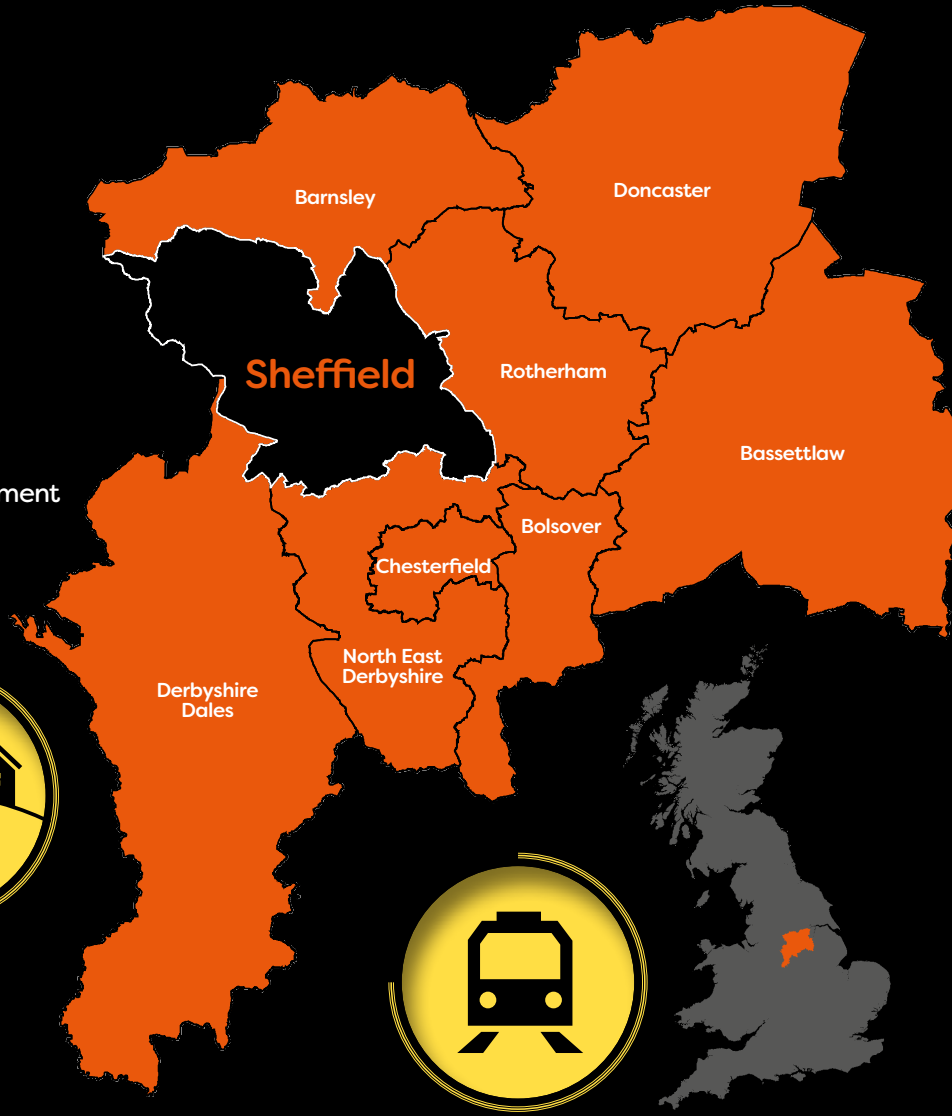
£801m Annual
Comparison Spend
within 15 min contour



Ranked 29
in the CACI UK
Retail region



Proposed
HS2 city

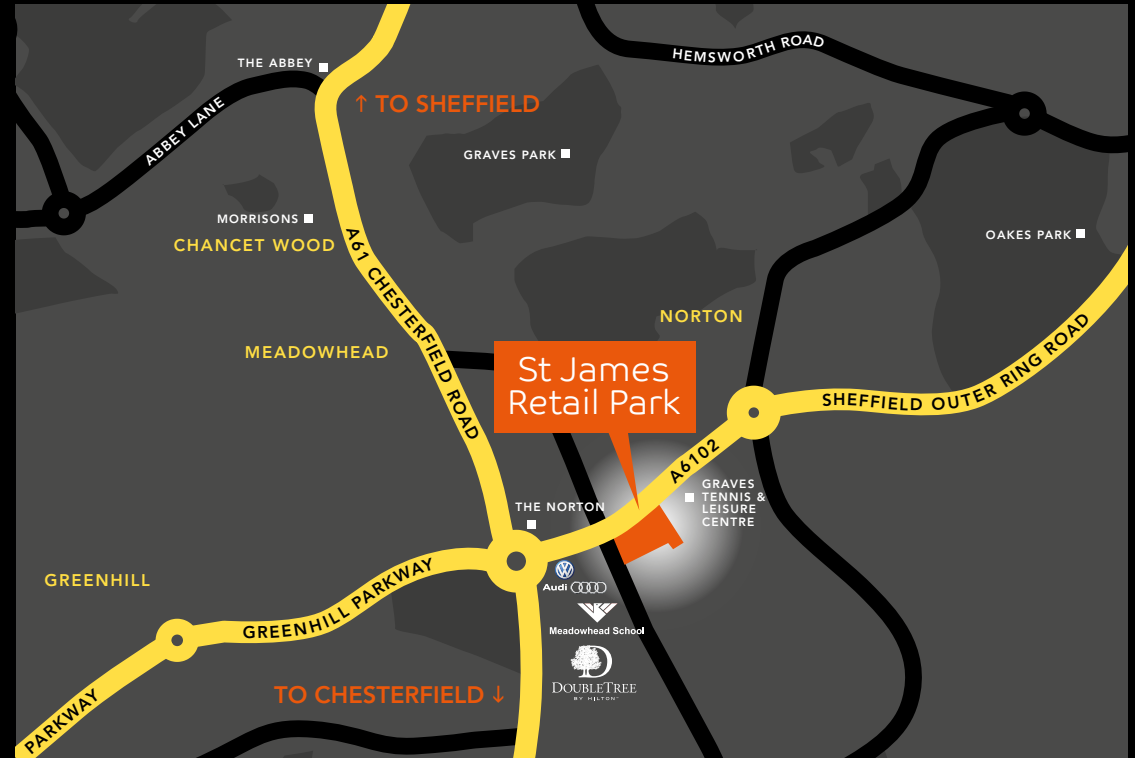


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AN EXCELLENT LOCATION



LOCATION

The site is situated fronting Bochum Parkway, Sheffield's Outer Ring Road (A6102). The proposed scheme is approximately 5 miles South of Sheffield City Centre and approximately 9 miles north of Chesterfield Town Centre.



SITUATION

This part of Sheffield is heavily populated. Bochum Parkway is a dual carriageway forming part of the Sheffield Outer Ring Road and the scheme will have approximately 205m (670 ft) of road frontage.

There are already a number of recent developments such as the new Meadowhead School, JCT600 Audi and VW Garage, extended Graves Tennis and Leisure Centre, incorporating the National Centre for Sport and Exercise Medicine (NCSEM), Norton Football Hub all weather football pitches and a Double Tree by Hilton.



TIMESCALES

Planning was successfully granted in 2016 for Phase 1 and construction of the scheme is underway. The anticipated practical completion of Phase 1 is April 2018, with the formal opening of the park in July 2018. Proposed PC of Phase 2 is Spring 2019.



HIGHWAY IMPROVEMENTS

As part of the proposal the developers will undertake extensive highway improvements including an 'All Movements' junction for access to and from the Ring Road, together with road widening improvements to the Ring Road and Meadowhead roundabout adjacent to the scheme.

On average 32,000 vehicles pass the site every day.



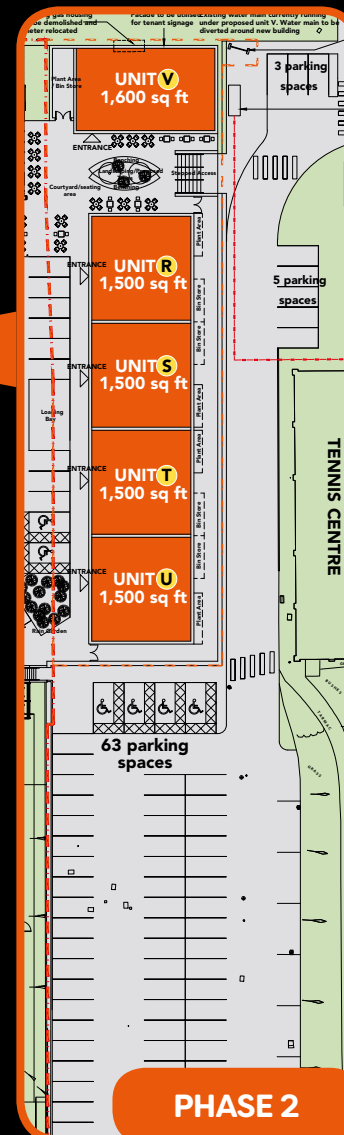


SCHEME LAYOUT

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PHASE 1



DESCRIPTION

Phase 1 extends to 105,600 sq ft on the ground floor (GIA) with 48,000 sq ft of mezzanine (GIA) and 400+ customer car parking spaces.

Phase 2 will be located to the east of the scheme between Costa/Greggs and Next extending to 7,600 sq ft in total which can be split into smaller units.

AVAILABILITY

Retail Units	sq ft	sq m
Unit V	1,600	148.65
Unit R	1,500	139.36
Unit S	1,500	139.36
Unit T	1,500	139.36
Unit U	1,500	139.36

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FURTHER INFORMATION



LEASE / RENT

The unit is 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

The unit will not be assessed until it is constructed. 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.

a development by

SJS S' JAMES SECURITIES



ALL ENQUIRIES

For further information please contact the joint letting agents:

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