

TAWD VALLEY

RETAIL & LEISURE

10,681 SQ FT
RETAIL UNIT
TO LET

EXCHANGED
WITH B&M
AND LIDL



TAWD VALLEY RETAIL & LEISURE / SKELMERSDALE / LANCASHIRE / WN8 6LT



LOCATION

Skelmersdale town centre is adjacent to Junction 4 of the M58 and is easily reached by the wider motorway network. Junction 26 on the M6 is 4 miles to the East.

Skelmersdale is within easy travelling distance of major residential areas on the western fringe of Wigan and the northern fringe of St Helens, as well as the wealthy rural villages in West Lancs. Similarly, the market town of Ormskirk is just ten minutes to the north west.

SUMMARY

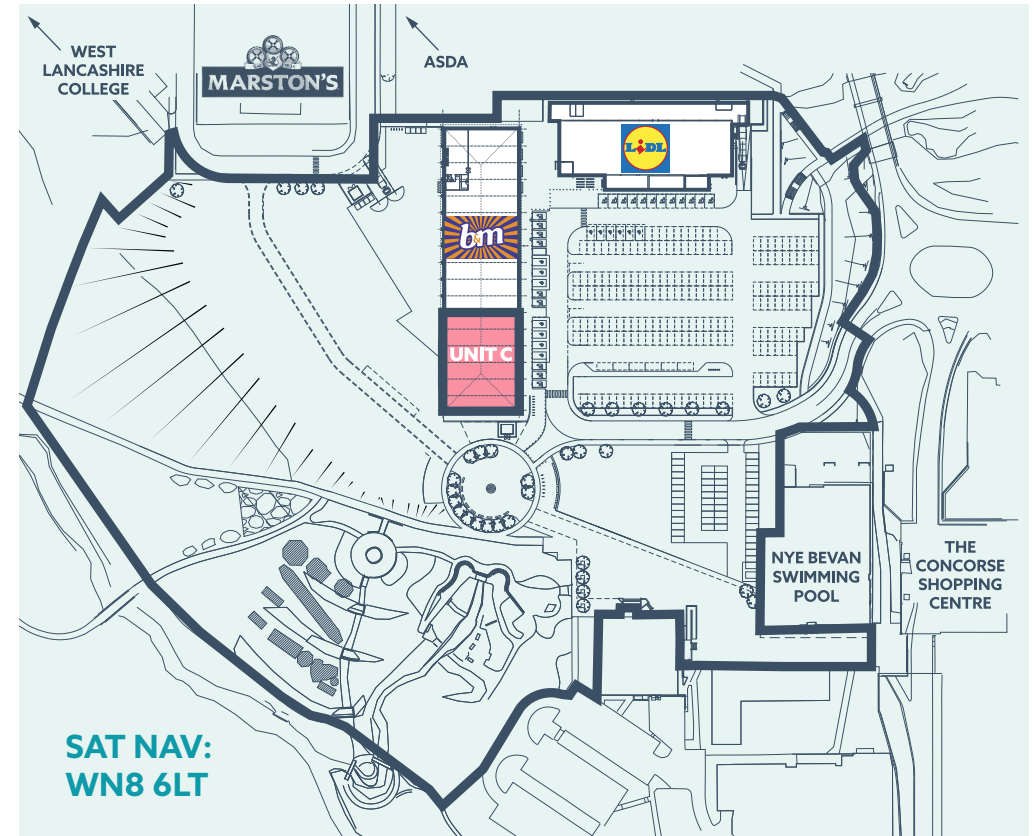
The new retail hub extending to 57,000 sq ft on the ground floor with approx 228 surface car parking spaces, will be located just to the south of the 97,000 sq ft ASDA and Marston's family pub. The scheme is situated adjacent to the town centre and the West Lancashire College with over 3,500 students and 1,000 employees. The Concourse Shopping Centre sits on the boundary of the site, which accommodates over 60 retailers and extends to 250,000 sq ft.

AVAILABILITY

UNIT C (CAN BE SPLIT)

10,681 SQ FT

992 SQ M





TIMESCALES

Construction of Phase 1 began in January 2020 with an anticipated practical completion of the scheme in Spring 2021.

PLANNING

The scheme benefits from a detailed planning consent. Planning application number 2018/0897/FUL, which includes non-food retail and the sale of comparison goods.

TERMS

The unit is available to let by way of a new full repairing insuring leases on terms to be agreed. Rental details upon application.

VAT

All figures quoted are exclusive of the value added tax which will be charged 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.

LEGAL COSTS

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

CONTACT

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