

TAWD VALLEY

RETAIL & LEISURE

SKELMERSDALE, LANCASHIRE
SAT NAV: WN8 6LT

EXCHANGED
WITH



UNITS FROM 322 SQFT TO 10,681 SQFT

SUMMARY

PHASE 1



New retail hub extending to **57,000 sq ft** on ground floor with approx **300** surface car parking spaces (units from 1,000 sq ft to 10,000 sq ft).

PHASE 2



New leisure hub anchored by a six screen cinema. Serviced plots available (details upon request).



£20 million mixed use scheme in total on a 14 acre site in Skelmersdale town centre.



Creates linkages across the town centre between the West Lancashire College with **3,500 students and 1,000 employees**, the concourse shopping centre and the existing **97,000 sq ft Asda food store** and **Marston's public house**.





West Lancashire College

ASDA
Save money. Live better.

MARSTON'S

Bannatyne's
Health Club & Spa



LOCAL AUTHORITY LEISURE CENTRE

YOUTH ZONE

SCHEME LAYOUT

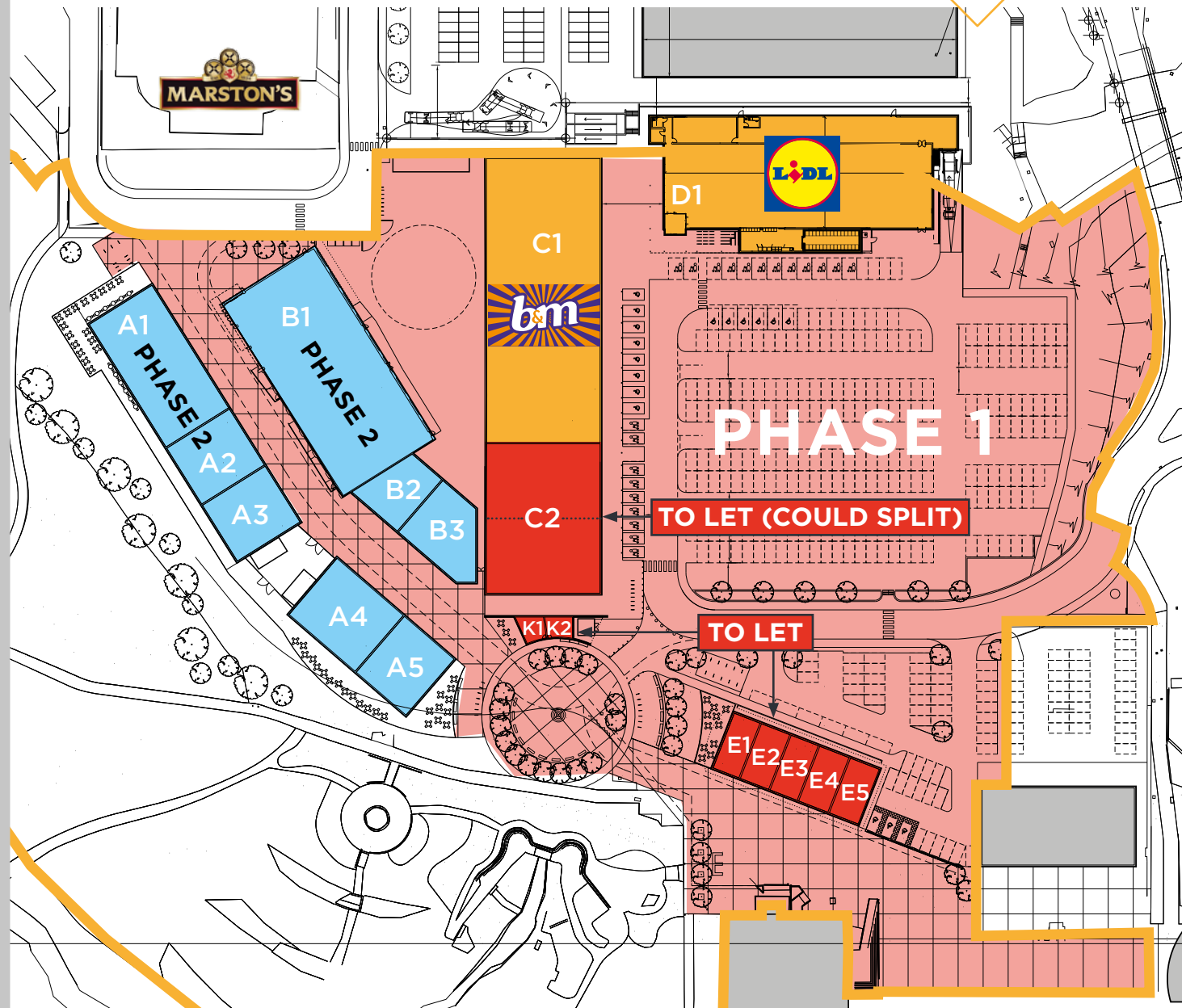
AVAILABILITY (PHASE 1)

Unit C1		B&M Stores
Unit C2	10,681 sq ft	992 sq m

Unit D		Lidl
Unit E1	1,001 sq ft	93 sq m
Unit E2	1,097 sq ft	102 sq m
Unit E3	1,001 sq ft	93 sq m
Unit E4	1,130 sq ft	105 sq m
Unit E5	1,132 sq ft	107 sq m

Kiosk 1	355 sq ft	33 sq m
Kiosk 2	322 sq ft	30 sq m

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LOCATION

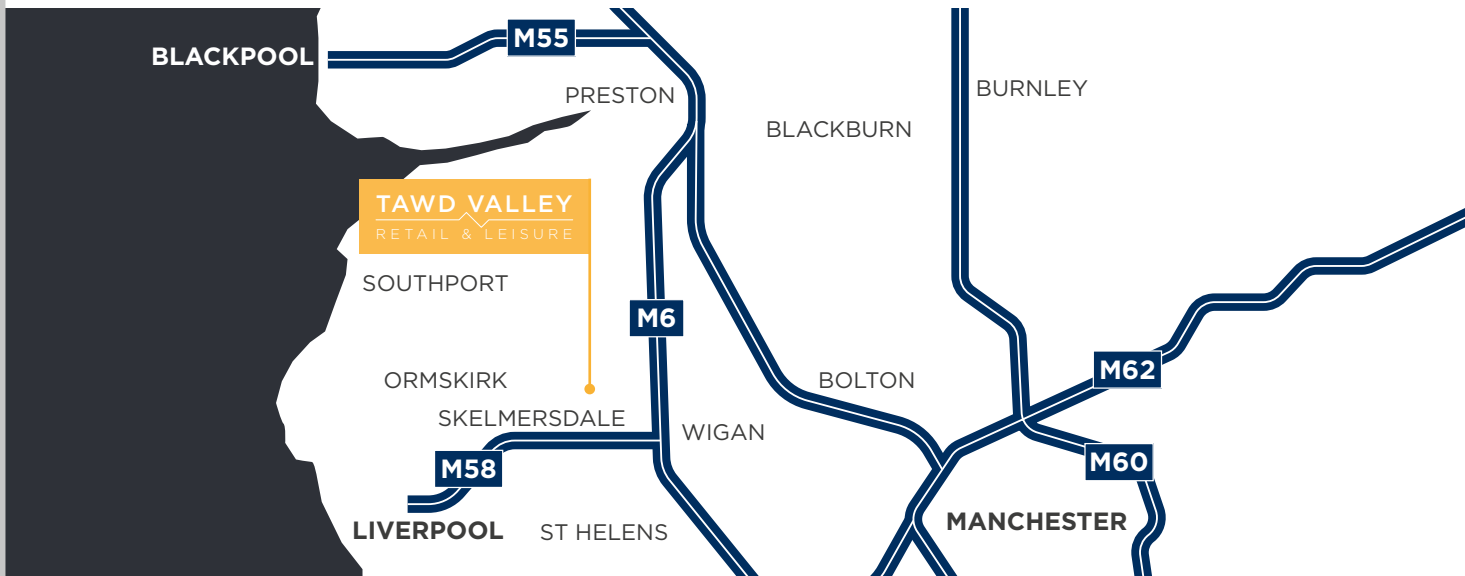


Skelmersdale town centre is adjacent to **Junction 4 of the M58** and is easily reached by the wider motorway network. Junction 26 on the **M6** is **4 miles to the East**.

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**.



DRIVE	PEOPLE
10 minutes	42,615
15 minutes	86,940
20 minutes	160,493



THE AREA

BUSINESSES IN
1,105
SKELMERSDALE

50%
OF WEST
LANCASHIRE'S
BUSINESSES ARE IN
SKELMERSDALE

19,100
NEW JOBS

EMPLOYMENT
GROWTH OF
6.9%
BY 2022

SKELMERSDALE'S
40,700
POPULATION

THE
BOROUGH'S
LARGEST
EMPLOYER

1,400
NEW HOUSING
UNITS

£29M
OVERALL GOODS
EXPENDITURE IN
W. LANCASHIRE



TIMESCALES

Start on site for phase 1 will be early 2019 with an anticipated practical completion of the scheme in Summer/Autumn 2020.

PLANNING

The scheme benefits from a detailed planning consent, a revised planning application will be submitted by Summer 2018.

TERMS

The units are 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.



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