

# Burnley

RETAIL PARK  
CHURCH STREET, BB11 2DW



# TO LET

7,099 sq ft (659 sq m) retail unit with  
4,965 sq ft (461 sq m) mezzanine storage



“Burnley is the dominant retail centre in its catchment, making Burnley Retail Park an attractive location for retailers.” (CACI)



One of the largest towns in Lancashire with an urban population of approximately 90,000. Burnley is within a fifteen minute drive for a core catchment of 190,000 potential shoppers, including the nearby towns of Nelson, Colne, Brierfield and Todmorden.

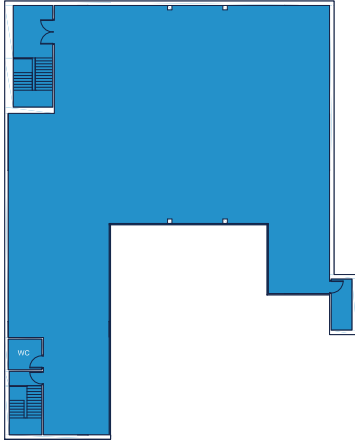
The full catchment extends to 672,000 potential shoppers and Burnley is the dominant retail centre within this area which extends as far as Skipton to the East and Leyland to the West.

The existing retail mix is predominantly budget, value and mass market driven and although the retail park will appeal to a wide range of retailers, an operator with a budget/mass offer would align well to the needs of Burnley's consumers.

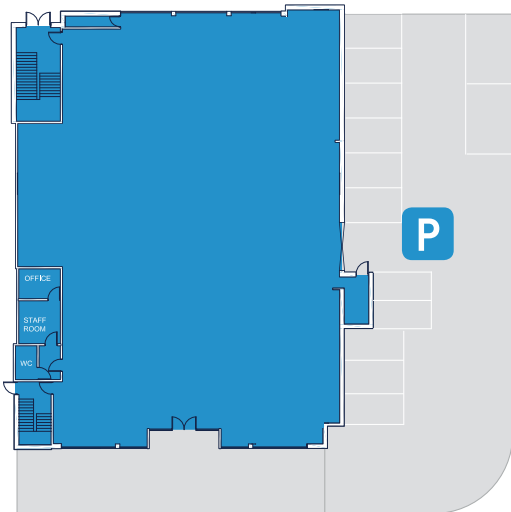
Burnley Retail Park is located adjacent to Burnley town centre, and alongside the town's major road networks ensuring it is clearly visible and easily accessible to customers travelling by car. It occupies a prominent position at the junction of the A682 church street and the A671 Yorkshire street, and has parking spaces for over 200 cars.

- Ring road location
- Close to town centre
- 190,000 shoppers within 15 mins
- 45,484 sq ft total sales
- 200 plus parking spaces
- Planning for additional 21,700 sq ft

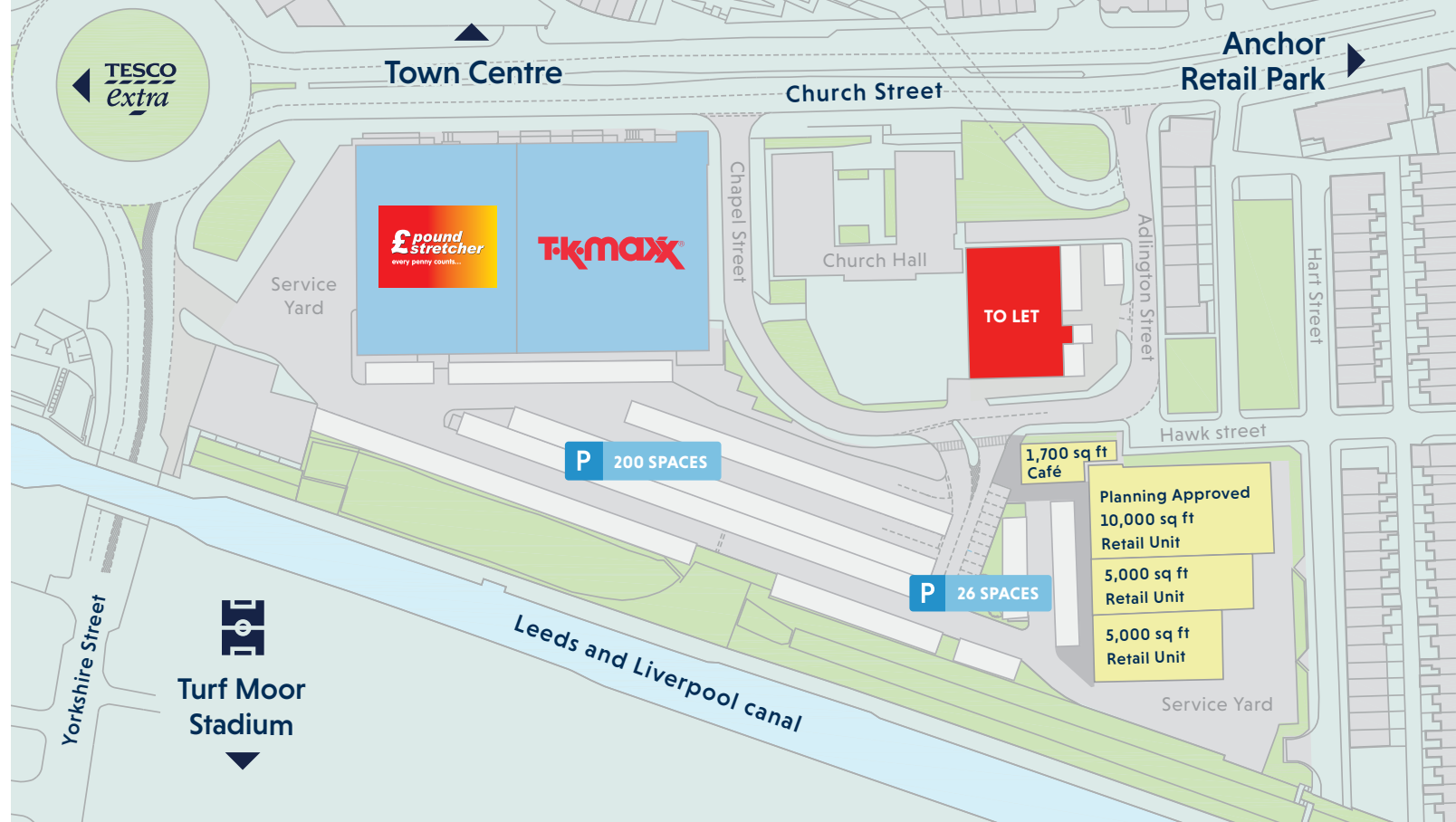
# Layout Plans



Mezzanine - 4,965 sq ft (461 sq m)



Ground Floor - 7,099 sq ft (659 sq m)



Purchased by Orbit Developments in 2012, the scheme comprises two modern warehouse units totalling 38,385 sqft currently let to TK Maxx and Poundstretcher, and a further unit of 7,099 sqft on the ground floor with 4,965 sq ft mezzanine storage.

The scheme includes a 1.5 acre development site with unrestricted A1 planning consent for a new unit of up to 20,000 sqft with full cover mezzanine and fully glazed shopfront, and an additional 1,700 sq ft café unit.

## Available Unit

- 7,099 sq ft retail unit
- A1 planning consent
- Prominent location
- 4,965 sq ft mezzanine
- Self-contained
- Over 200 parking spaces

**POST CODE**

BB11 2DW

**DRIVE TIME**

Colne	15 mins
Brierfield	10 mins
Todmorden	25 mins
Accrington	20 mins
Clitheroe	30 mins



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