St Michael's RETAIL PARK

RIPON | NORTH YORKSHIRE | HG4 1FE A61 RIPON BYPASS

M&S FOODHALL

Now Open

A new edge of town retail devel nent ed M&S Foodhall - open A1 nor not in the case



TO LET | Retail Units of 1,000 up to 13,000 sq ft

St Michael's RETAIL PARK

RIPON | NORTH YORKSHIRE | HG4 1FE A61 RIPON BYPASS

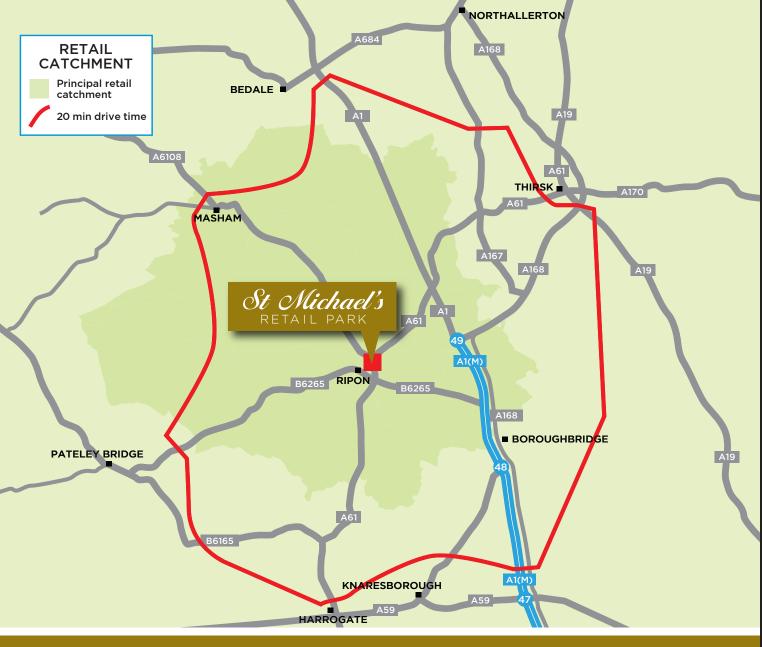
NEW EDGE OF TOWN RETAIL
DEVELOPMENT ANCHORED BY
M&S FOODHALL

13,000 st 6 (1,208 G m) with professione capability wailable to split



TO LET Retail Units of 1,000 up to 13,000 sq ft

Open A1 non food planning permission





Household spend 20% above average

compared to Yorkshire & Humber region and UK

(Source: Pitney Bowes)

EEE % 80% 80%
of the scheme's trade
is anticipated to derive
from the principal
retail catchment

(Source: Geolytics)



53,300 people

(22,300 households) living within principal retail catchment

(Source: Geolytics)



Double % of Affluent Achievers

within principal retail catchment compared to UK average

(Source: CACI)

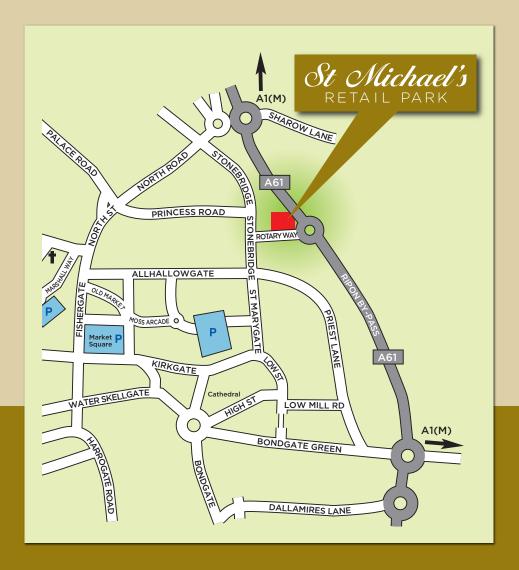


£220m consumer expenditure

in principal retail catchment

(Source: Pitney Bowes)

NEW EDGE OF TOWN RETAIL DEVELOPMENT ANCHORED BY M&S FOODHALL



St Michael's RETAIL PARK

RIPON | NORTH YORKSHIRE | HG4 1FE
A61 RIPON BYPASS

LOCATION

St Michael's Retail Park is prominently situated fronting Rotary Way and Ripon By Pass (A61).

DESCRIPTION

The retail park development extends to 24,000 sq ft at ground floor together with 146 car spaces and includes;

- A new M&S Foodhall of 11.000 sq ft.
- Eaves height of 7.2 m to underside of haunch.
- Units are available from 1,000 sq ft to 13,000 sq ft.

PLANNING

The development has the benefit of open A1 non food retail planning permission together with additional sales mezzanines.

TIMING

Immediate.

EPC

EPC's are available upon request.

FURTHER INFORMATION



Charlie Greenhalgh Mobile: : 07870 555979 Email: cgreenhalgh@lambandswift.com

A DEVELOPMENT BY





Disclaimer: Lamb & Swift Lamb & Swift, for themselves and for the vendors or lessors of this property whose agents they are, give notice that - these particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Lamb & Swift or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on therm as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The vendors or lessors do not make or give, and neither Lamb & Swift, nor any persons in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Designed and produced by www.thedesignexchange.co.uk. Tel: 01943 604500.

Subject to contract January 2025