

# GALLAGHER LEISURE PARK

SCUNTHORPE DN15 8TD



## EXCITING NEW MIXED USE DEVELOPMENT

VARIOUS RETAIL RESTAURANT AND LEISURE OPPORTUNITIES **TO LET**  
TOTALLING 65,170 SQFT (6,052 SQM)

A Development by

THE **ADIL** GROUP



GALLAGHER LEISURE PARK SITS  
 IN THE HEART OF SCUNTHORPE'S  
 LARGEST RETAIL PARK  
 DESTINATION AND IS ADJACENT  
 TO M&S, TESCO, ALDI, NEXT, B&M,  
 B&Q, MCDONALD'S AND KFC

### LOCATION

The scheme is located in the busy north Lincolnshire town of Scunthorpe, 19 miles (30km) to the South West of Kingston upon Hull, 25 miles (40km) North of Lincoln, 25 miles (40km) West of Grimsby and 27miles (43 km) North East of Doncaster.

The town benefits from excellent road connections to the national motorway network, with the park located adjacent to the M181, which links to Junction 3 of the M180, 2.5 miles (4.02 km) to the south. This provides direct access to the M18, M62 and M1 motorways.

By rail, Scunthorpe lies on the Trans-Pennine Express line which connects to the East Coast mainline at Doncaster (30 minutes), with onward travel time to London Kings Cross (1 hour 35 minutes).

### SAT NAV

DN15 8TD



## SITUATION

Gallagher Leisure Park forms part of Scunthorpe's largest retail and leisure destination and is adjacent to North Lincolnshire Retail Park, the most significant open A1 retail park in the town with operators such as M&S (50,000 sqft), Boots B&M and Costa.

**Gallagher Leisure Park** includes tenants such as KFC, McDonald's, Taco Bell, Burger King, Pizza Hut, Travelodge and Greene Kings's Hungry Horse concept. It is located in front of Scunthorpe United's football ground which is soon to benefit from a £30 Million redevelopment.

Gallagher Retail Park, which extends to 104,000 sqft is directly opposite and accommodates a large Tesco Extra, B&Q, Next, TK Maxx, Aldi and Wren Kitchens.

The leisure park is located on the north western outskirts of the town centre in a highly accessible location. The park is situated on the southern side of Doncaster Road (A18) with direct access onto this road. The A18 forms the main arterial route into Scunthorpe town centre, running from the north west of the town, through the town centre, to the south east of the town.

Scunthorpe town centre is 2 miles to the south east. The leisure park, Gallagher Retail Park and North Lincolnshire Retail Park all act as an extension of the town centre providing bigger box units and is the dominant retail/leisure destination within the North Lincolnshire District and the wider catchment.

Surrounding uses are predominantly residential with the remainder being commercial use.





## **STRATEGIC INVESTMENT/ DEVELOPMENT**

### **LINCOLNSHIRE LAKES**

The £1.2 billion Lincolnshire Lakes project is one of the largest regeneration schemes in the UK and will be located on a 2,063 hectare site that lies immediately to the west of the Gallagher Leisure Park, between the villages on the banks of the river Trent and the Scunthorpe Urban Area. The development will include the creation of 6,000 new homes, a high quality business park and office accommodation. The project will create 3,000 building jobs and many more once businesses begin to invest. The development will be accessed from a new junction of the M181 and will boast sustainable, low density housing, community facilities and business developments that diversify the employment offer of the town. Lincolnshire Lakes Area Action Plan was adopted 10th May 2016 and works have started on site.

## **CATCHMENT / DEMOGRAPHICS**

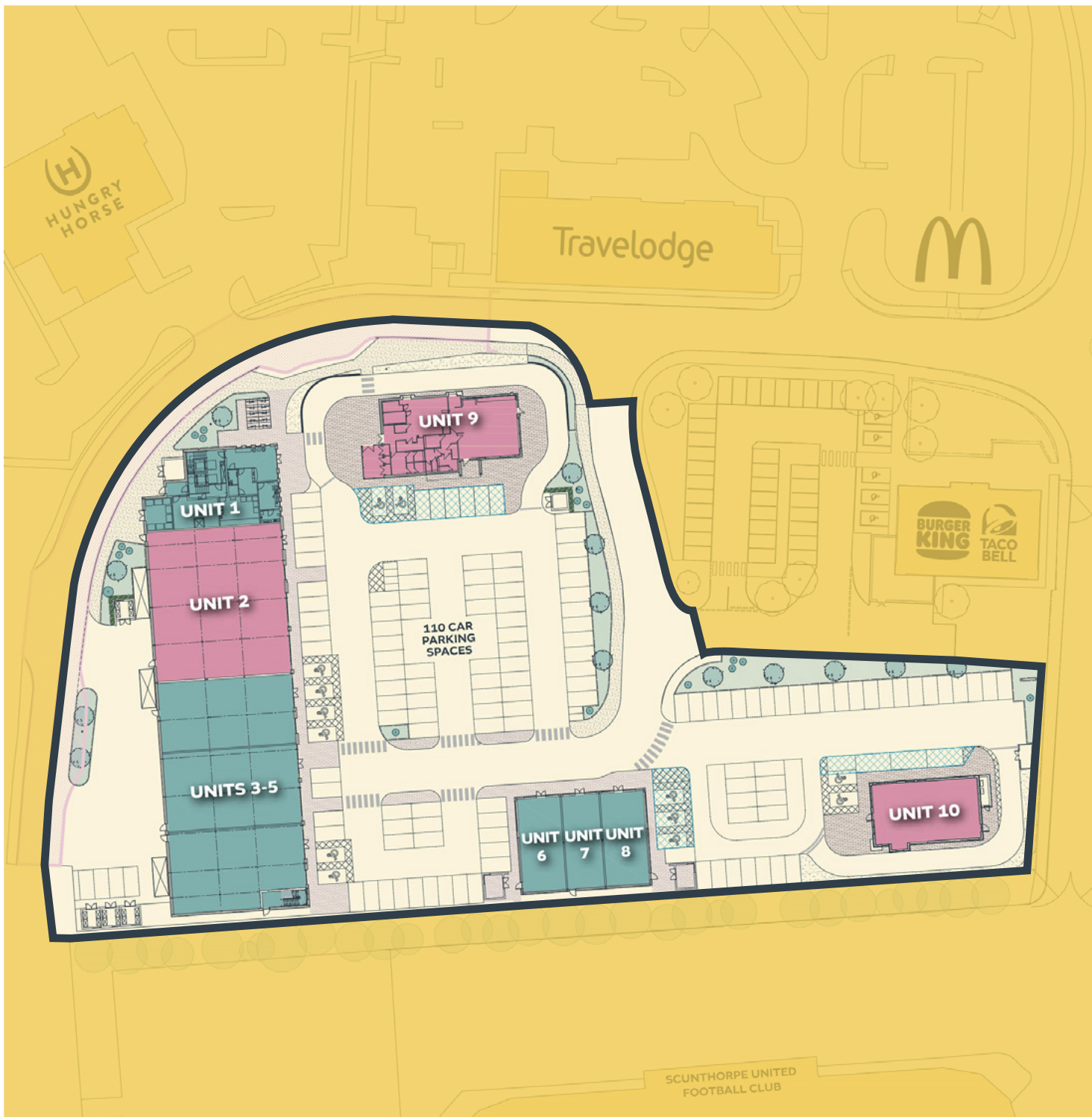
Scunthorpe has a total retail catchment population of 176,000, in line with the PMA average for similar sized towns and an estimated shopping population of 102,933 which is above average for towns of this size. Scunthorpe is projected to see above average growth in population in the next 5 years. The level of car ownership in Scunthorpe is above the national average, as is the level of home ownership, with 69% of the population being classified as owner occupiers, compared to the national average of 67%. This indicates a mobile and stable population. Overall, 60% of total employment is now in the service sector, with the financial and business services sector accounting for 12% of this. The manufacturing sector now accounts for 20% of total employment (source: Promis). Within the 10 minutes drivetime catchment, annual total retail spending capacity is £380 million, increasing to £642 million in the 20 minute drivetime catchment.

RETAIL  
CATCHMENT  
POPULATION OF  
**176,000**

CAR  
OWNERSHIP  
**ABOVE**  
NATIONAL  
AVERAGE

**£380M**  
ANNUAL TOTAL  
RETAIL SPENDING  
CAPACITY  
IN 10MIN  
DRIVETIME





## DESCRIPTION

Gallagher Leisure Park is a well configured scheme and comprises 7 existing leisure units.

The existing phase provides a total existing floor area of 25,816 sq ft (2,398 sq m).

The final phase of Gallagher Leisure Park extends to 2.64 acres and now benefits from a new planning consent for a mix of uses including hotel, gym, retail, food & drink and drive thru' together with 110 car parking spaces.

The overall scheme site area extends to approximately 11 acres.

## AVAILABILITY

In accordance with the new planning consent the next phase includes the following:

### UNIT

<b>1</b>	Hotel (GF)	<b>100/120 beds</b>
<b>2</b>	Gym	<b>6000 sqft</b>
<b>3-5</b>	Retail	<b>9000 sqft</b> (can be split)
<b>6</b>	Food and Drink	<b>1200 sqft</b>
<b>7</b>	Food and Drink	<b>1000 sqft</b>
<b>8</b>	Food and Drink	<b>1200 sqft</b>
<b>9</b>	Drive Thru	<b>2750 sqft</b>
<b>10</b>	Drive Thru	<b>1935 sqft</b>



## TIMESCALES

Construction is anticipated to commence Q1/Q2 2022 with an anticipated practical completion of the scheme in Q3 2023.

## PLANNING

Planning includes permission for mixed use development: comprising hotel (Class C1), gym (Class D2), retail units (Class A1), food and drink and drive-thru restaurants (Class A3/A5), with access, car parking, landscaping and associated works.

## TERMS

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

## VAT

The property has been elected so VAT will be payable.

## EPC

EPC's will be available when the units are constructed and ready to handover to the tenants.

## BUSINESS RATES

Each opportunity 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

Via the sole agents WSB Property

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