

New Gateway Retail Development



TO LET

Up to six retail units anchored by a new **TESCO** convenience store and

ESQUIRES
THE ORGANIC COFFEE CO

Suitable for all retail uses (e.g. hairdressers/barbers, takeaways, estate agents)

Brandon Road Shopping Centre, Swaffham, PE37 7FP

- Brand new 850 sq m (9,150 sq ft) gateway development – **Scheme completed April 2026**
- Prominent site fronting the A1065 (the main road Norfolk coast to north and Thetford/Suffolk to the south)
- Tesco Express open
- Esquires Coffee opening June 2026
- **Total of 334 sq m (3,600 sq ft) remaining to let**
- 36 demised car parking spaces to front
- Fronts brand new neighbourhood of 264 dwellings



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Development Proposal

The brand-new retail centre, which completed in April 2026, is situated in a highly prominent position, fronting the roundabout on the main A1065 Brandon Road, linking Swaffham with Norfolk coastline to the north and Brandon and Thetford to the south.

The Tesco Express anchored scheme comprises 850 sq m (9,150 sq ft) of retail space and 36 car parking spaces. Esquires Coffee a national coffee chain is fitting out and opens in June, leaving 334 sq m (3,600 sq ft) remaining to be divided to suit retailer requirements.

Site



Location

Swaffham is an affluent town with an urban population of approximately 9,000 residents, the majority of which live on the south side of the town, all within 1 mile of the development. Swaffham is approximately 12 miles south-east of King's Lynn, 31 miles west of Norwich, 20 miles north of Thetford and 15 miles east of Downham Market.

There are a wide variety of national and independent retailers represented in the town, including well-known brands such as Tesco, Waitrose, Boots, Greggs, Domino's Pizza, Superdrug and Costa.

Over the last 15 years, approximately 770 new homes have been built and occupied on the south side of Swaffham, all within a half-mile radius of the site. The next tranche of 264 homes (160 family homes, 40 assisted-living homes and a 64-bed care home) are being built, immediately adjacent to the neighbourhood centre.

The town's local leisure centre, pre-school nursery, primary and secondary schools are all 0.5 mile north of the site, also accessed off Brandon Road.

Gallery

