

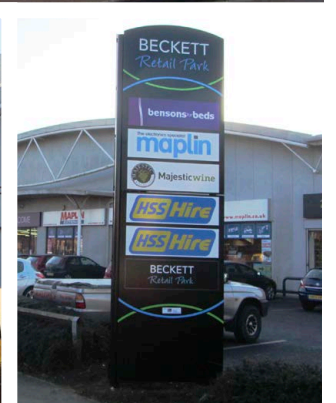
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# Beckett Retail Park, Northampton

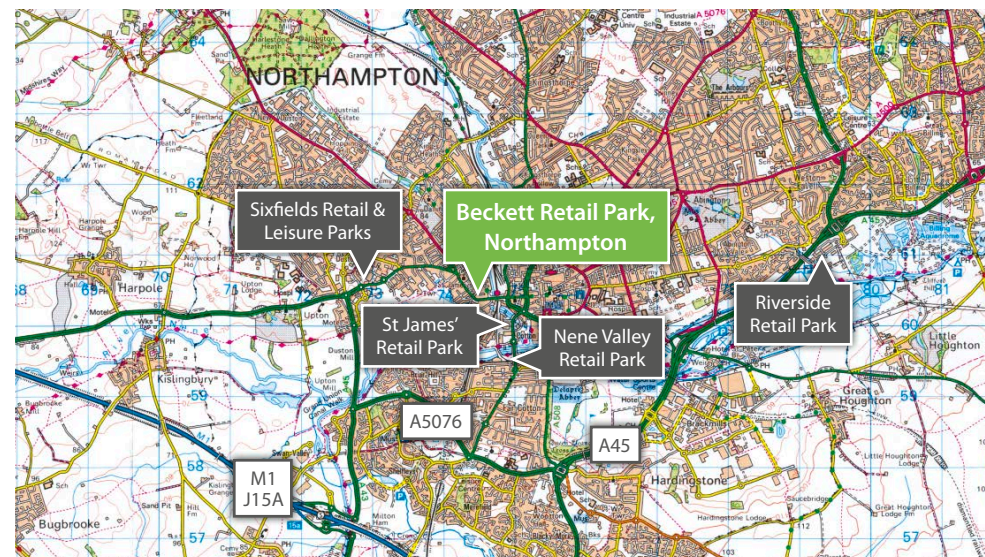


**3,345 sq ft unit (ground floor)  
available immediately**





# Beckett Retail Park, Northampton



## Location

Northampton is the county town of Northamptonshire and lies approximately 65 miles North West of London. The town benefits from excellent road and rail communications, serviced by the M1 (J 15/15A/16) and a direct rail link to London Euston. Northampton has a resident town population of 183,000 and a retail catchment of 335,000 people within a 30 minute drive time (CACI).

## Description

Situated prominently on the A4500 St James' Road (becoming Weedon Road towards M1), the retail park extends to 34,291 sq ft. The retail park is within one mile approximately equidistant from both Sixfields Retail & Leisure Parks (Weedon Road) and St James' Retail Park (Towcester Road). Beckett Retail Park is very close to Northampton Railway Station, and as such is ideal as a convenience location.

## Occupiers

Occupiers on the five-unit scheme are Majestic Wine, Maplin, Bensons for Beds and HSS Hire.

## Opportunity

Available immediately, the former Tile & Bath Store, (Unit 6) extends to 3,345 sq ft at ground floor with an additional 626 sq ft at first floor. Additional asset management could create a unit of up to 12,000 sq ft.

## Planning

Units 3 to 6 can be used for the sale of comparison goods including electrical goods, toys, hobby and craft supplies and soft furnishings. The sale of drink is also permitted which sets a useful precedent for widening the overall offer at the Park, providing a more convenience and service function (including Class A3/A5 uses) that is more consistent with the range of unit sizes. The floorspace is also flexible in terms of unit configuration with both subdivision and amalgamation permitted. Moreover, the site benefits from good accessibility being close to Northampton train station and on a major bus and cycle route into and out of the town centre. The site's sustainability credentials therefore offer a significant planning opportunity to relax the current goods restrictions with additional medium term potential of becoming a designated centre within which town centre uses and additional mezzanine floorspace would be acceptable in principle. The planning prospects are therefore considered to be positive and active discussions are taking place with the Council regarding the future management of the asset through the planning process.

## SatNav

Postcode for navigation purposes: **NN5 5HU**.



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