

# Burnley

RETAIL PARK  
CHURCH STREET, BB11 2DW



5,000 sq ft - 20.000 sq ft retail opportunity with A1 planning consent  
Church Street, BB11 2DW

**Orbit**  
Developments

"Burnley is the dominant retail centre in its catchment, making Burnley Retail Park an attractive location for retailers."



Burnley Retail Park is situated within the central shopping area of Burnley, occupying a prominent position at the junction of the A682 Church Street and the A671 to Yorkshire Street, and has free parking for 226 cars.

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

The scheme includes a 1.5 acre development site with planning consent for 20,000 sq ft of unrestricted open A1, with mezzanine and glazed frontage and an additional 26 parking spaces.

This unit is available as a whole, or in units from 5,000 sq ft.

- 38,385 sq ft retail park
- 200 plus parking spaces
- Planning consent for an additional 20,000 sq ft
- Ring road location
- Close to town centre



- 1.5 acre development site
- Proposed 20,000 sq ft with A1 planning consent
- Additional 26 dedicated car parking spaces

- Unit 1 Planning approved: 10,000 sq ft
- Unit 2 Planning approved: 5,000 sq ft
- Unit 3 Planning approved: 5,000 sq ft
- Café Planning approved: 1,700 sq ft



Front Elevation



**POST CODE**

BB11 2DW

**DRIVE TIME**

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



01625 588 200

[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

For more information  
contact the agents:



Andy Cherry  
[a.cherry@wilkinsonwilliams.co.uk](mailto:a.cherry@wilkinsonwilliams.co.uk)



Dan Gazzard  
[dan@morganwilliams.co.uk](mailto:dan@morganwilliams.co.uk)

DISCLAIMER: These particulars are believed to be correct at time of going to press, but the developer reserves the right to change the scheme in the future. However, the vendors/ lessors and agents of this property give notice that: (1) These particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these particulars maybe subject to VAT in addition. April 2017. Bella Design & Marketing [www.belladesign.co.uk](http://www.belladesign.co.uk)