



**BURNDENPARK**  
BOLTON

Manchester Road | Bolton | BL3 2NE

# TO LET Unit 2c

7,454 sq ft (692 sq m) self contained retail unit with E planning consent



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Developments



- Arterial road shopping park
- Close to town centre
- 425,000 shoppers within 15 minutes
- 580 plus parking spaces
- 7,454 sq ft with Econsent
- Large glazed shopfront
- Visible signage zone

Burnden Retail Park is situated on the busy Manchester Road, one of the main routes connecting Bolton with Manchester and the strong road network which provides links to the surrounding area.

The proximity to the M62 and M6 motorways means that Bolton has an extensive catchment area containing over 750,000 people and the 30-minute drive time radius encompasses a number of large regional towns such as Wigan, Rochdale, Oldham and Blackburn.

Bolton itself has a population catchment of 425,000 within a 15-minute radius. The catchment predominantly comprises of mid to low affluence households and Burnden Retail Park's value/mass retail mix is well aligned to their needs.

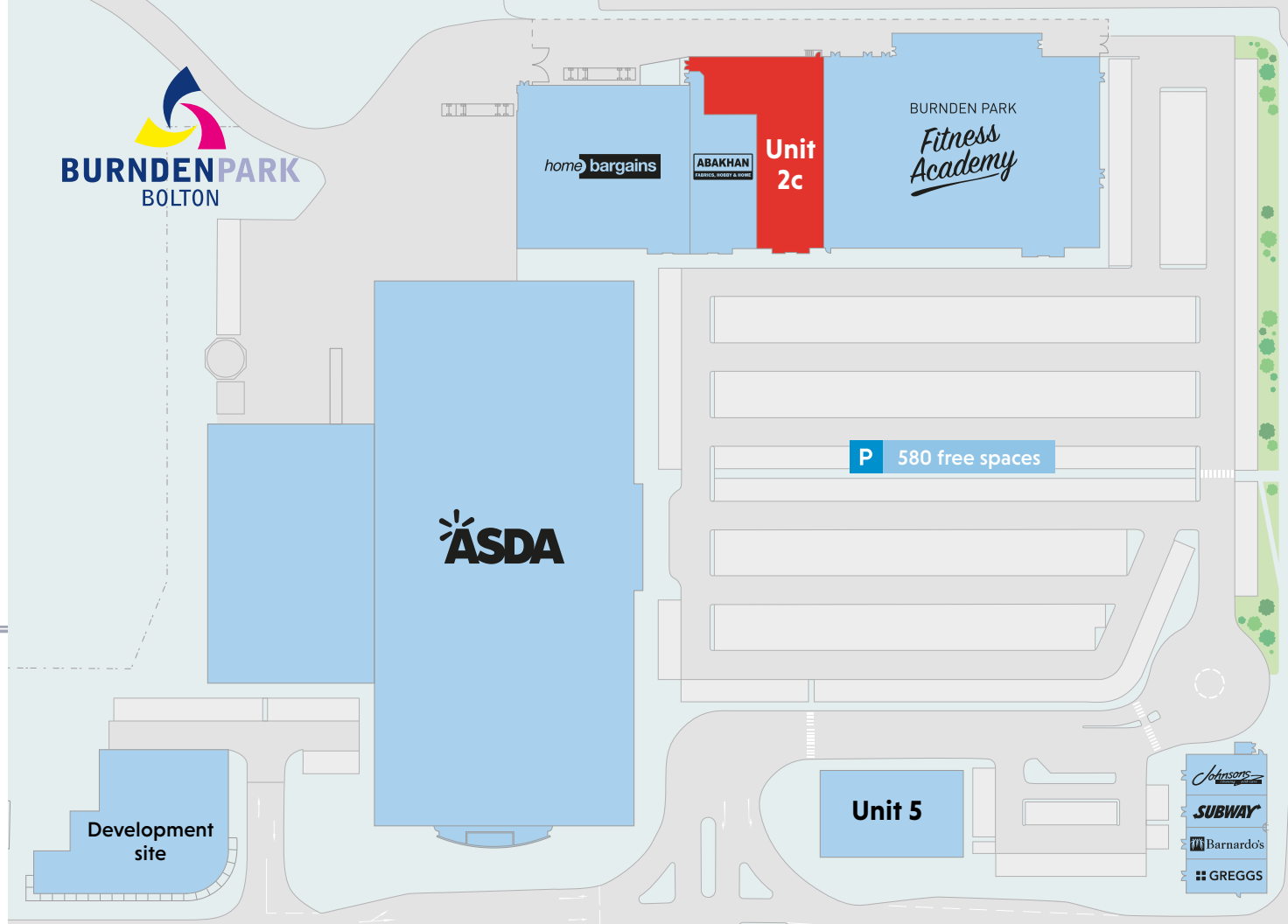
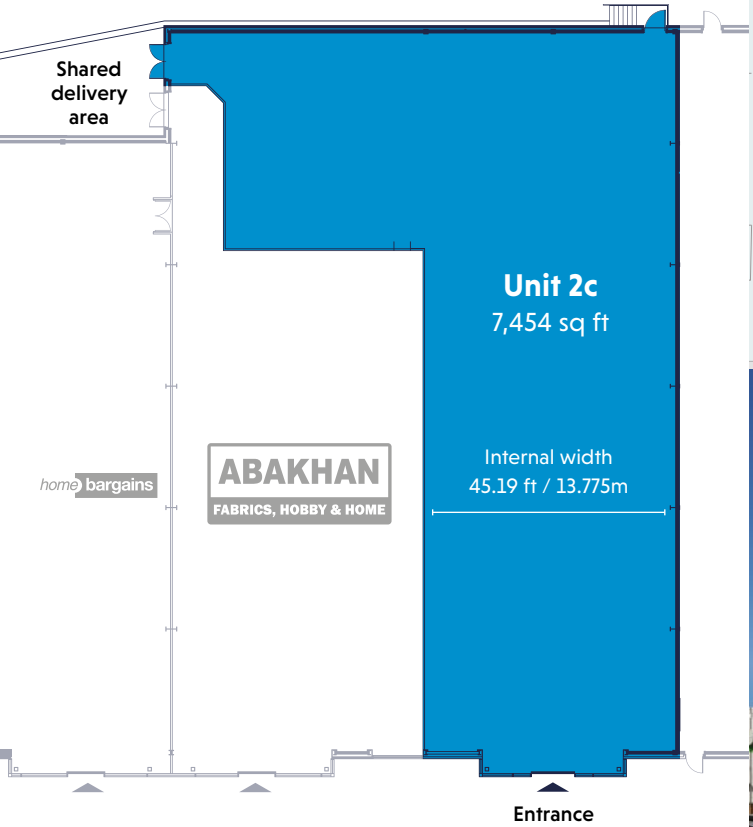
Burnden Retail Park sits in a competitive environment in terms of retail destinations but has the advantage of offering easy access, convenience and free parking for 580 cars.

# Unit 2c

The available retail unit comprises 7,454 sq ft (692 sq m) with E retail planning consent.

Self-contained with dedicated service yard and delivery access to the rear, Unit 2c has a large glazed shopfront with sliding entrance doors and an ample signage zone for visibility.

Layout plan



Burnden Retail park is anchored by an 86,000 sq ft Asda food store with adjacencies including Home Bargains, Abakhan Fabrics, Burndeb Park Fitness, Subway, Johnsons Cleaners, Barnardo's and Greggs.

The available unit comprises 7,454 sq ft with planning consent for E retail. Self contained with a dedicated service yard and delivery access to the rear, Unit 2c has a large glazed shopfront with sliding entrance doors and an ample signage zone which is clearly visible from Manchester Road.



Population 425,000

Catchment 750,000

**Drive times:**

- Wigan 30 minutes
- Rochdale 25 minutes
- Oldham 35 minutes
- Blackburn 35 minutes
- Manchester 25 minutes

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