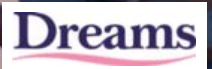


# GALLAGHER

RETAIL PARK - CAERPHILLY



ALREADY ON SITE



RETAIL UNITS TO LET





# Phase 3

3 retail units for let- from 7500 sq ft

## DESCRIPTION

Gallagher Retail Park is the principal retail development in the area and has been developed over a series of phases.

In Phase 3 a terrace of three units each alongside Wickes are available. The units have been developed to a high specification including glass feature entrances and 8 metre clear eaves to facilitate potential mezzanine floors.

## ACCOMMODATION

Unit 8	7,500 sqft	697m <sup>2</sup>
Unit 9	7,500 sqft	697m <sup>2</sup>
Unit 11	7,500 sqft	697m <sup>2</sup>

Units can be combined to create large footprints.

Larger space formats can potentially be accommodated on the scheme. Further information on request.

## CAR PARKING

Phase 3 = 353 spaces

## PLANNING

The units currently have A1 planning consents with a bulky goods restriction although we are confident that wider consents are achievable for particular tenants.

Further information available on request.



**GALLAGHER**  
RETAIL PARK - CAERPHILLY

# Phase 3

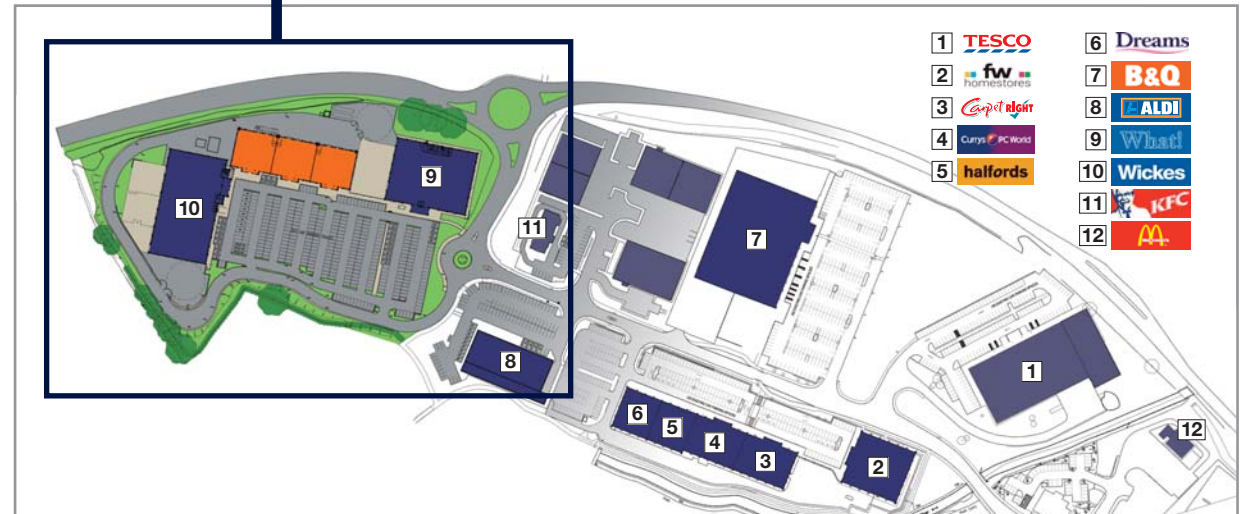
3 retail units for let- from 7500 sq ft

## CURRENT RETAIL OFFER

Tesco, B&Q, Currys, Carpetright, Halfords, Dreams, Aldi, Wickes, Dreams, F W Homestore, Tile & Bath Co, What!

## OTHER ATTRACTIONS

KFC, McDonalds, Premier Inn, Brewers Fayre, Quest Fitness Club.



**GALLAGHER**  
RETAIL PARK - CAERPHILLY

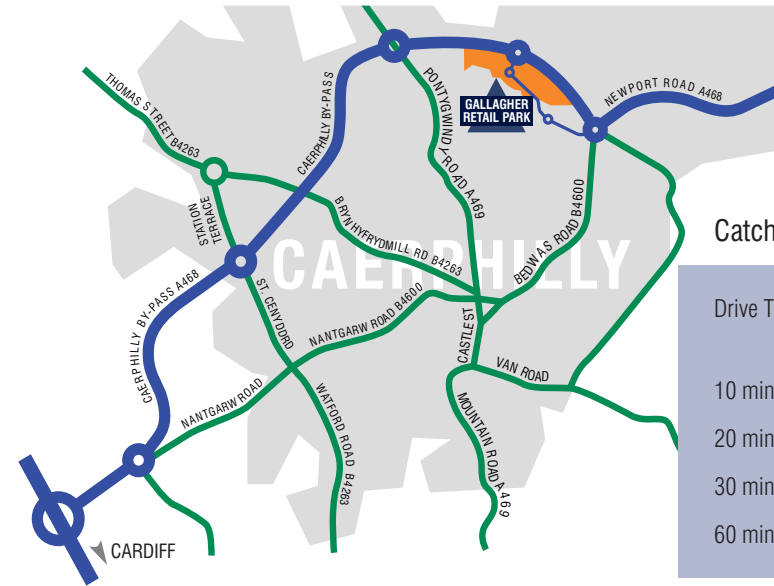


# Location

- A major destination Retail Park totalling 211,371sqft in Caerphilly.
- Located adjacent to the A468 Caerphilly Bypass
- Links into A469 approximately 1/2 a mile to the west opening up excellent access to the Rhymney Valley.

Caerphilly itself is a well established retail centre, improved by the Castle Court development in the town centre. Morrisons, Tesco and Asda provide the food anchors within the vicinity.

The Gallagher Retail Park is located on the north side of Caerphilly alongside the A468, which links the A470 corridor with Newport. The site itself is close to the junction with the A469, which is the main arterial route running north-south to the Rhymney Valley. Gallagher Retail Park provides Caerphilly with the opportunity of a major out of town retail development, which can draw on the population of neighbouring towns such as Ystrad Mynach, Blackwood and Bargoed.



Catchment Population

Drive Time	Population excluding Cardiff	Total Population
10 minute	100,087	100,087
20 minute	263,486	499,298
30 minute	789,176	1,174,680
60 minute	2,367,321	2,752,825



VIEWING By appointment through the joint agents.



Simon Watson James  
T: 029 2034 7112  
E: simon@ejhales.co.uk



Lawrence Earnshaw  
T: 020 3058 0207  
E: lawrence@mcmullenwilson.com

# GALLAGHER RETAIL PARK - CAERPHILLY

W: [www.gallagherdevelopments.com](http://www.gallagherdevelopments.com)

Misrepresentations Act. These Particulars of Sale do not form part of any offer or contract. Whilst the particulars are given in good faith, they are made without responsibility on the part of the agents or the Vendor/Lessor and the intended Purchaser/Lessee should satisfy himself as to their accuracy by his own inspection and enquires. Neither the agents nor anyone in their employ not the Vendor/Lessor imply, make or give any representation or warranty whatever in relation to this property.