

# HARTLEPOOL, VISION RETAIL & LEISURE PARK, TS24 0YA



- ▼ Units from 3,000 sq ft to 57,970 sq ft
- ▼ Immediately available units
- ▼ Affordable rents
- ▼ Open A1 Consent (including food)
- ▼ Newly refurbished with glazed entrances
- ▼ 250 free car parking spaces

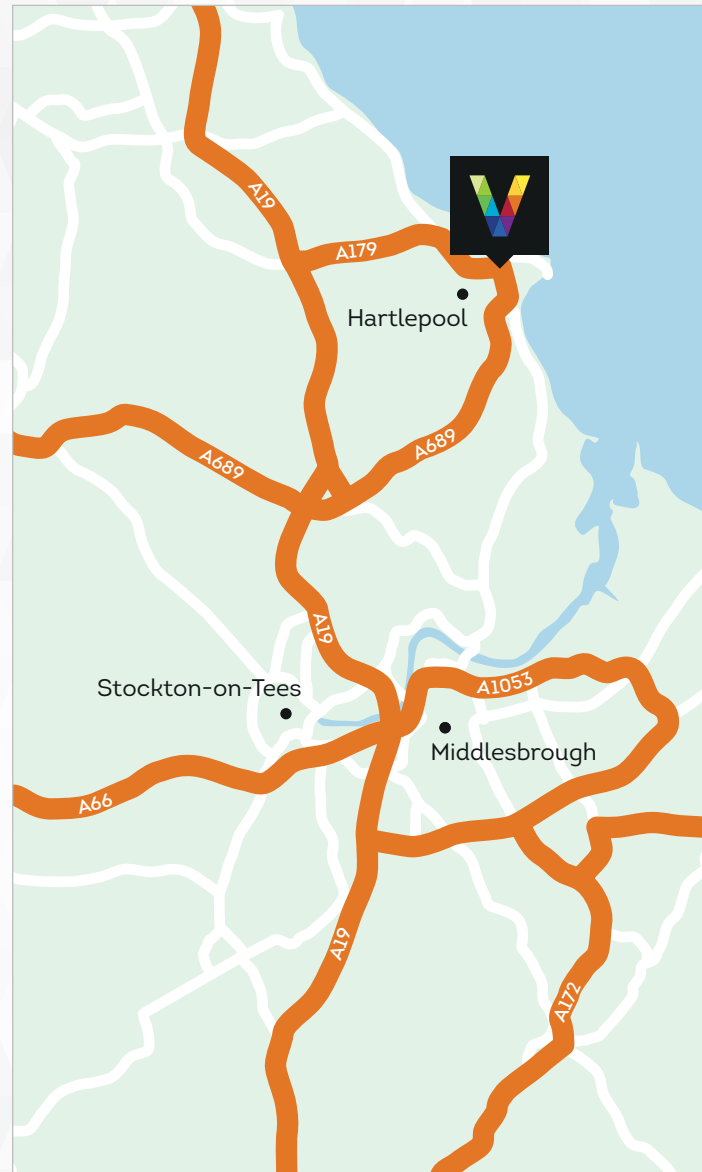


## LOCATION

- Hartlepool is a vibrant coastal town located in the North East of England, 30 miles south of Newcastle upon-Tyne, and 12 miles north of Stockton-on-Tees, with a resident population of 92,000.
- There is a catchment of 200,595 within a 20 minute drive of Hartlepool, which enjoys easy access to the A1 (M), A19 and A66 road network.



## SITUATION

- Vision Retail & Leisure Park is accessed off The Highlight which connects immediately to Marina Way (A179), the main road through the town.
- The scheme sits opposite two other successful retail parks (Anchor and High Point), and is close to Asda and Morrisons.
- Recent openings include Costa Coffee drive-through, Subway and At Ladies Room hair salon.
- Nearby operators include the 7 screen Vue cinema, Mecca Bingo, The Gym, Pizza Hut, KFC, McDonald's and a 77 bed Travelodge.



## ACCOMMODATION



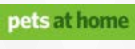




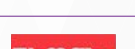

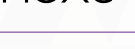
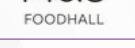


- 66,790 sq ft of retail/leisure in the centre of Hartlepool's successful out of town retail/leisure district.
- The scheme has been extensively refurbished and improved to create a modern retail environment.
- Planning permission for 17,500 sq ft of food use.
- The redevelopment works have created some of the highest quality retailing accommodation in Hartlepool.

Unit	Area sq ft	Status	Planning Consent	Note
1	10,175	To Let	A1 (Non Food)	- +
2	20,410	To Let	A1(Non Food) with Up to 17,500 sq ft Open A1 (Food)	Capable of sub division*
3	20,225	To Let	A1(Non Food) with Up to 17,500 sq ft Open A1 (Food)	Capable of sub division*
4	7,160	To Let	A1 (Non Food)	Capable of sub division*
6	1,800		A1/A3	Opened November 2017
7	3,000	To Let	A1/A3	Capable of subdivision
7a	1,104		A1/A3	Opened July 2018
8	2,405	At Ladies Room hair salon 	A1 /A3	Opened August 2018
Kiosk 1	242	Marina Pizza	A1/A3	-
Kiosk 2	227	Let	A1/A3	-

+ Units 1-3 capable of subdivision/change of use to Class D2 (subject to planning) to suit occupiers requirements.

\* Unit 4 is capable of subdivision to create two retail, restaurant or leisure units (subject to planning).






1. 
2. 
3. 
4. 
5. 
6. 
7. 
8. 
9. 
10. 
11. 
12. 
13. 



## RETAIL AND LEISURE ENVIRONMENT

- Vision Retail & Leisure Park sits adjacent to the successful Anchor and High Point Retail Parks.
- The scheme enjoys immediate frontage onto Marina Way, at the centre of Hartlepool's out of town retail and leisure district.
- Nearby stand alone retail/leisure operators include ASDA, Morrisons, The Gym, Vue Cinemas (circa 350,000 attendences per year) and Mecca Bingo.
- Adjoining The Jacksons Landing development site and opposite The Maritime Experience (50,000 visitors per year).



-  Vision Retail & Leisure Park
-  High Point Retail Park
-  Anchor Retail Park





#### TIMING

Immediately available.  
Refurbishment works completed.  
Leisure use (subject to planning).

#### TERMS

All accommodation is offered on new full repairing and insuring leases.

#### EPC

EPC's available upon request.

#### CONTACT



**Tim Carter**

E: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

**Andrew Wilkinson**

E: [andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)



**Gregory Moore**

E: [gregory@gregorymooreproperty.co.uk](mailto:gregory@gregorymooreproperty.co.uk)



**Stuart Burdon-Bailey - Leisure**

E: [stuart@cspretail.com](mailto:stuart@cspretail.com)

**Will Tait - Retail**

E: [will@cspretail.com](mailto:will@cspretail.com)

MISREPRESENTATION ACT: Curson Sowerby Partners LLP, Gregory Moore Property and Connect Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Curson Sowerby Partners LLP, Gregory Moore Property or Connect Property has any authority to make or give any representation or warranty in relation to this property. Date - December 2018.



**VISION**  
RETAIL & LEISURE PARK

**m seven**  
REAL ESTATE