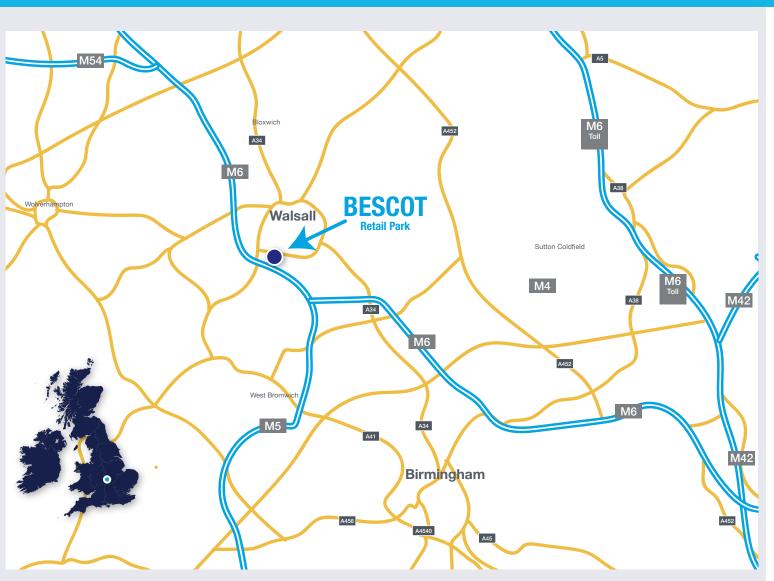




### Location and Demographics





Bescot Retail Park is situated at the junction of Broadway West (A414) and Bescot Crescent. It is a short walk from Bescot railway station and adjacent to Walsall F.C. Stadium.



Located approximately 1.5 miles from Walsall town centre. It is 0.25 miles from Junction 9 of the M6 motorway, providing transport links from Rugby, Birmingham, Stock-on-Trent, Liverpool, Manchester, Preston, Lancaster and Carlisle.



The total population within the Walsall primary catchment area is 438,000, significantly above the Average Town average and ranking the town 53 out of the PROMIS centres.



The estimated shopping population of Walsall is 183,000 ranking the town 72 of the PROMIS centres, which is above the average for the Average Towns.



ca. 1 million car visits per annum

### **Current Layout**



Car Parking:

696 Spaces

Planning:

## Bulky goods with concessions

Unit	Occupier	Size
1	JTF	45,378 sf
3	Poundland	7,317 sf
4	Carpetright	10,152 sf
5	Iceland	10,121 sf
6	Halfords	10,073 sf
7	Pets at Home	8,013 sf
8/9	Matalan	37,348 sf
10	Farmfoods	5,001 sf
11	McDonalds	2,735 sf

Total size 136,138 sf

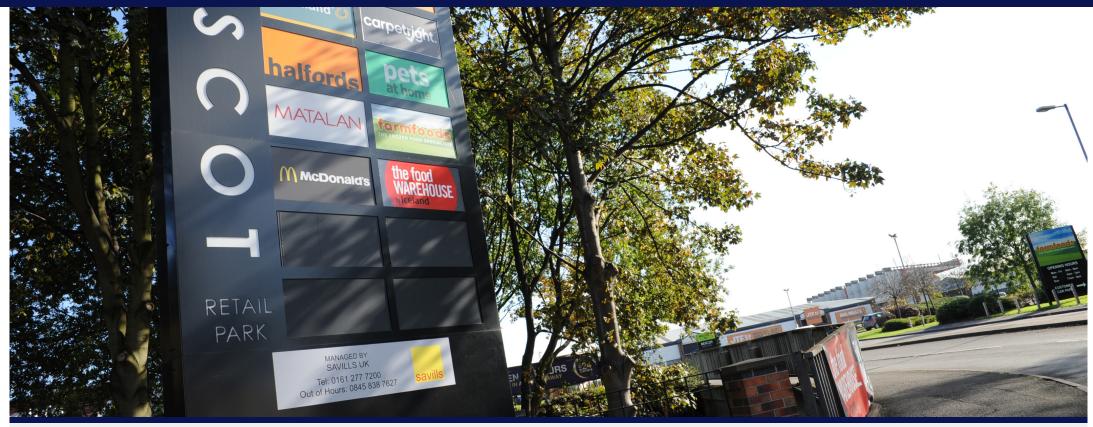












Further information Please contact.



#### **Terry Martin**

+44 (0) 20 7299 3035 terry.martin@savillsim.com



### Fiona Zeitlyn

+44 (0) 20 3174 2093 fiona@zeitlynfarrell.co.uk



#### Nick Howe

+44 (0) 20 7758 0444 nick@eshp.com

#### Giles Pickford

+44 (0) 20 7758 0410 giles@eshp.com

#### IMPORTANT NOTICE

Savills Investment Management is the brand name of Savills Investment Management LLP and Savills Investment Management (UK) Limited. This presentation may not be reproduced in any form without the express permission of Savills Investment Management and to the extent that it is passed on care must be taken to ensure that this is in a form which accurately reflects the information presented here. Savills Investment Management LLP is authorised and regulated by the Financial Conduct Authority (registration number 615368) to advise and manage discretionary management business.

The funds, products and services described may not be available in all countries, and nothing contained herein constitutes an offer or solicitation to anyone in any jurisdiction where such an offer is not lawful or to anyone to whom it is unlawful to make such an offer or solicitation. Investment in property can be difficult to realise – and it is unlikely that you will be able to self/ cash in your investment when you want to. The value of property is generally a matter of a valuer's opinion rather than fact. Please remember that past performance is not necessarily a guide to that you want to. The value of an investment and the income from it can fall as well as rise as a result of market and currency fluctuations and investors may not get back the amount originally invested. Tax assumptions may change if the law changes, and independent advice should be sought. Any reference made to specific investments is purely for the purposes of illustration and should not be construed as a recommendation. Savills Investment believe that the information is correct at the date of this presentation, no warranty or representation is given to this effect and no responsibility can be accepted by Savills Investment to any intermediaries or end users for end u