

It will all be part of your
kirkby



 **ST. MODWEN**

THE UK'S LEADING REGENERATION SPECIALIST



Kirkby Town Centre

6 Screen cinema let to Reel Cinema

3 bar / restaurant units available to Let

kirkbytowncentre.com

REELCINEMA

Kirkby Town Centre

Kirkby is located 6 miles North East of Liverpool and 8 miles west of St. Helens

It is the most prominent shopping destination in an under served catchment with a population of over 40,000.

Notable retailers include New Look, Select, Superdrug, WHSmith, Peacocks, B&M, Home Bargains, Iceland & Poundworld.

The existing Town Centre and surrounding development land have recently been acquired by regeneration specialist St. Modwen who are working in partnership with Knowsley Council to continue the revitalisation of the centre.

400,000 sq ft of existing retail and leisure accommodation immediately available on flexible leases with over 100,000 sq ft new floorspace proposed.

Town Centre footfall increased by:

64%



Leisure Development

Following agreement of terms with Reel for a 6 screen cinema, St. Modwen are delighted to present opportunities to acquire bar / restaurant premises in the heart of Kirkby Town Centre.

Close to a new car park to serve the town centre and fronting the newly landscaped Newtown Gardens, with its “Edward’s Elephant” and “The Tree” works of public art, the new units will provide modern accommodation with the ability for outdoor seating, immediately adjacent to the cinema foyer.

This leisure led development forms part of St. Modwen’s wider plans for Kirkby Town Centre with a food store anchored retail development currently progressing north of St Chad’s Parade.

Further information in regard to terms and rent is available from the joint letting agents

Units

Ground Floor

Unit 1	4,500 sq ft	418 sq m
Unit 2	4,500 sq ft	418 sq m
Unit 3	5,700 sq ft	529 sq m
Total	14,700 sq ft	1,365 sq m

First Floor - Cinema

Ground Floor	1,000 sq ft	92 sq m
First Floor	15,250 sq ft	1,416 sq m
Total	16,250 sq ft	1,509 sq m

LET

Masterplan



