

**AINTREE RACECOURSE  
RETAIL PARK**  
LIVERPOOL

Topham Drive, Liverpool, L9 5AN

**TO LET Unit 3a**

**Ground floor retail unit - 8,030 sq ft (746 sqm)**

E planning consent





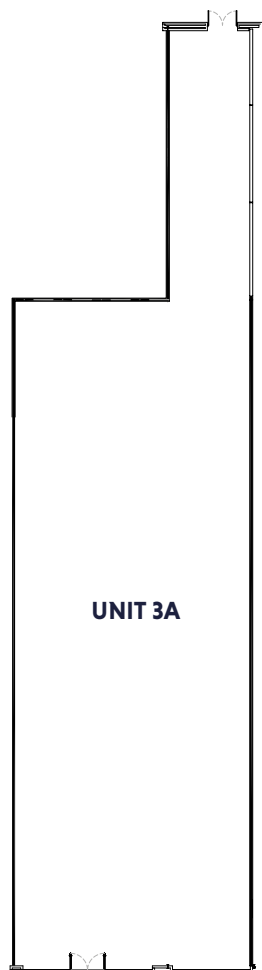
Aintree Racecourse Retail Park is part of a major mixed-use development situated adjacent to the famous Aintree Racecourse, home of the Grand National, and within a short drive of Liverpool city centre.

The retail parks and surrounding stand-alone retail units combine to make one of the largest out-of-town retail warehousing clusters in the North West at 546,891 sqft. Occupiers are made up of a retail mix biased towards house & home shoppers, complimented by fashion, electricals, comparison and white goods.

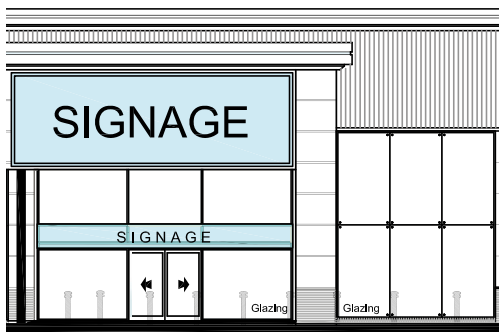
The 153,500 sqft (14,262 sqm) retail park consists of 14 retail units, ranging from 1,000 to 35,000 sqft, 2 restaurants, Subway and Costa Drive Thru. Retailers include TK Maxx,

JD, Dreams, O2, Currys PC World, Home Sense and The Range. Wren, Bathstore and Wickes are all close by, while critical mass as a prime retail destination is supported by the adjacent Aintree Retail Park, occupied by other national retailers such as Next, M&S, B&Q, Boots, Pets at Home and Halfords.

Occupying a prominent position on Ormskirk Road with an extensive, highly visible location frontage, the development has free parking for over 500 cars, a security/management office at the entrance to the site and an extensive CCTV system, monitored 24 hours a day by on-site security personnel.



Layout Plan



Front Elevation



## UNIT 3A

Ground floor

8,030 sq ft (746 sqm)

Planning

E planning consent

## DRIVETIMES

|                  |         |
|------------------|---------|
| Kirkby           | 11 mins |
| Bootle           | 15 mins |
| Prescot          | 15 mins |
| Ormskirk         | 19 mins |
| Formby           | 20 mins |
| St Helens        | 21 mins |
| Liverpool Centre | 22 mins |
| Widnes           | 24 mins |
| Wigan            | 31 mins |
| Warrington       | 33 mins |
| Preston          | 43 mins |

## CATCHMENT

|                   |           |
|-------------------|-----------|
| Overall catchment | 2 million |
| Core catchment    | 600,000   |



Aintree Racecourse Retail Park is located on Ormskirk Road (A59) close to the M57/M58 motorway interchange (Switch Island), providing easy access for shoppers from the regional motorway networks. Merseyrail stations at Aintree and Old Roan are both within walking distance.

The retail parks provide a strong retail centre with a total catchment population of almost 2 million, drawing in customers from a wide geographical area, which includes a high concentration of affluent shopper groups with high levels of disposable income.

The core catchment population of nearly 600,000 extends past Wigan to the East, Warrington to the South East, Preston to the North East and attracts shoppers from the local towns of Formby, Ormskirk, Prescot and St Helens.

**AINTREE RACECOURSE  
RETAIL PARK**  
LIVERPOOL

**SATNAV L9 5AN**

- 153,500 sqft retail park
- 500 free parking spaces
- Prominent roadside location
- Strong regional centre
- 546,891 sqft retail cluster
- On-site security
- 31 retail shops \*
- 5 restaurants \*
- 2 cafés
- \* total retail cluster



**AINTREE RACECOURSE  
RETAIL PARK**  
LIVERPOOL

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WILLIAMS**

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Contact: Dan Gazzard

HOMESENSE

TKmaxx



**Range**  
Home • Leisure • Garden



**bensons**  
for beds

O<sub>2</sub>

**COSTA**

Harvester

**SUBWAY**

**Pizza  
Hut**

Dreams

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(4) Prices and rents quoted in these particulars maybe subject to VAT in addition. (0726)