

Retail/Leisure/Showroom premises from 15,800 - 44,000 sq ft GIA  
Up to 35,000 sq ft of optional external space, if required

**TO LET**

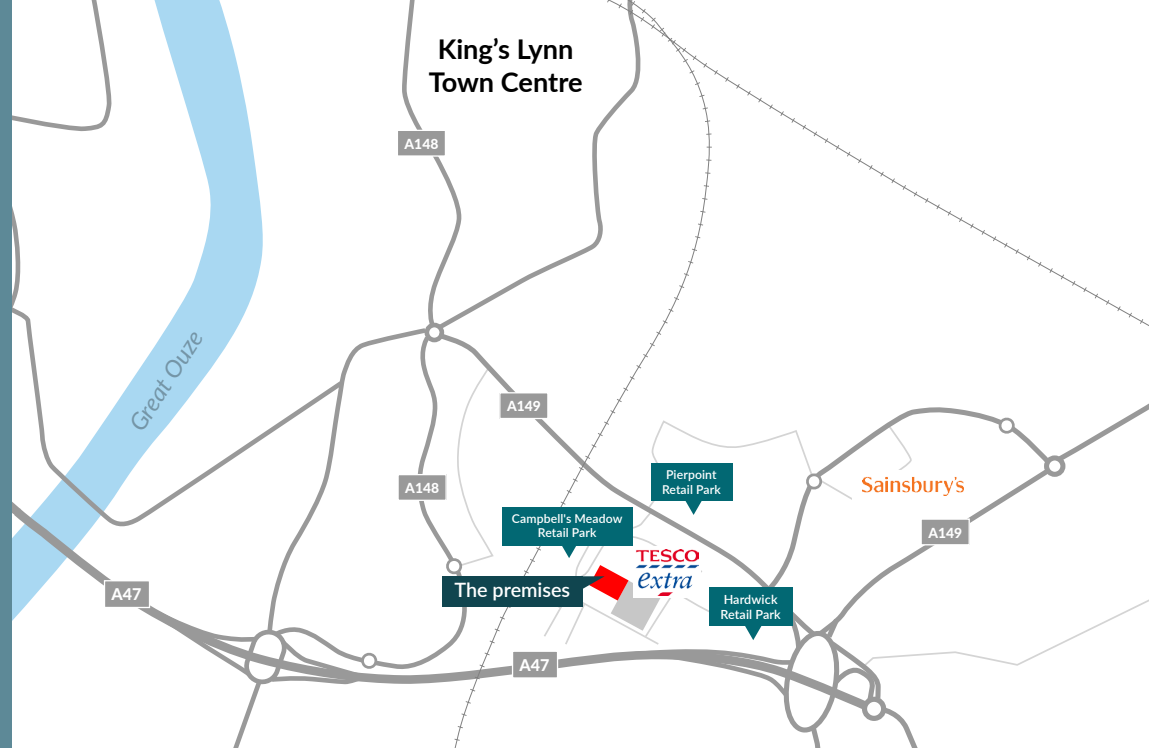
Former Dobbies Garden Centre, Campbell's Meadow,  
Hardwick Road, King's Lynn PE30 4WQ

**AVAILABLE IMMEDIATELY**



Significant frontage to car park and internally to shared atrium • Suitable for a range of uses • Shared use of 330 space Tesco Extra car park





## Location

POSTCODE: PE30 4WQ

The population of Kings Lynn and West Norfolk District Council is 154,325 (ONS 2021). A popular historic market and port town, the commercial centre is located on the River Great Ouse, 45 miles west of Norwich, 45 miles north of Cambridge and 35 miles north east of Peterborough.

The A47 links the town to both Norwich and Peterborough, whilst the A10 is the main road to Cambridge. A direct train line between Kings Lynn and London Kings Cross runs with a fastest journey time of approximately 1hr 35 mins.

The former garden centre premises are located close to the junction of the A47 & A10, directly adjacent to a large Tesco Extra superstore.

The subject premises form an integral part of the prime retail warehousing pitch, fronting the A419 Hardwick Road which is approximately half a mile southwest from the town centre.

The Tesco Extra' and adjoining Dobbies Garden Centre opened in 2013 as the first joint store, a redevelopment of the former Campbells Soup Factory site which had been unused since 2007.

The immediate environs are characterised by three major Retail Parks, namely Campbells Meadow, Hardwick and Pierpoint.

Campbells Meadow Retail Park which comprises 55,000 sq.ft, shares its access with Tesco Extra, current occupiers include Halfords, TheGym, Dreams, Pets at Home and McDonalds. Opposite there is a Next and Next at Home development, alongside DFS, B&M and B&Q.

Hardwick Retail Park comprises 110,000 sq.ft with 550 car parking spaces. Occupiers include The Range, Jollyes, Costa, Boots, Card Factory, Pizza Hut and Food Warehouse. There is also a Sainsbury's superstore adjacent to the retail park.



# Location



The premises

Pierpoint Retail Park

Hardwick Retail Park

Sainsbury's

B&Q

Poundland

bm

dfs

Tapi carpets

NEXT

KFC

McDonald's

halfords

Pizza Hut

currys

The Range  
Home, Leisure & Garden

TESCO  
Extra

Campbells Meadow  
Retail Park

A47



# Description

The subject premises comprise the former garden centre element of the development, forming a modern timber frame construction with glazed front elevation, block paved flooring, sprinklers, wall hung heaters and uninsulated profile sheet roofing.

The shared entrance foyer provides access to the Tesco store, a proposed new restaurant and the subject premises.

The rear section of the premises provides a part covered/part open external display area and could easily lend themselves to a wide variety of retail or leisure uses.

The premises enjoy the shared use of the Tesco Extra car park, comprising approximately 330 spaces.



119,000 people and 52,000 households within 20 minutes



Current non grocery spend within 20 minutes totals £444m per annum



Car ownership amongst the resident population is 8% above the national average



The proportion of the Acorn Groups Wealthy Achievers and Comfortably Off are 57% and 10% above the national average respectively

**43%** of the population are ABC1s



Hardwick Retail Park

hobbycraft

currys

The Range  
Home, Leisure & Garden

TESCO  
extra

The premises

Shared use of dedicated car park





# Accommodation

## OPTION A (WHOLE)

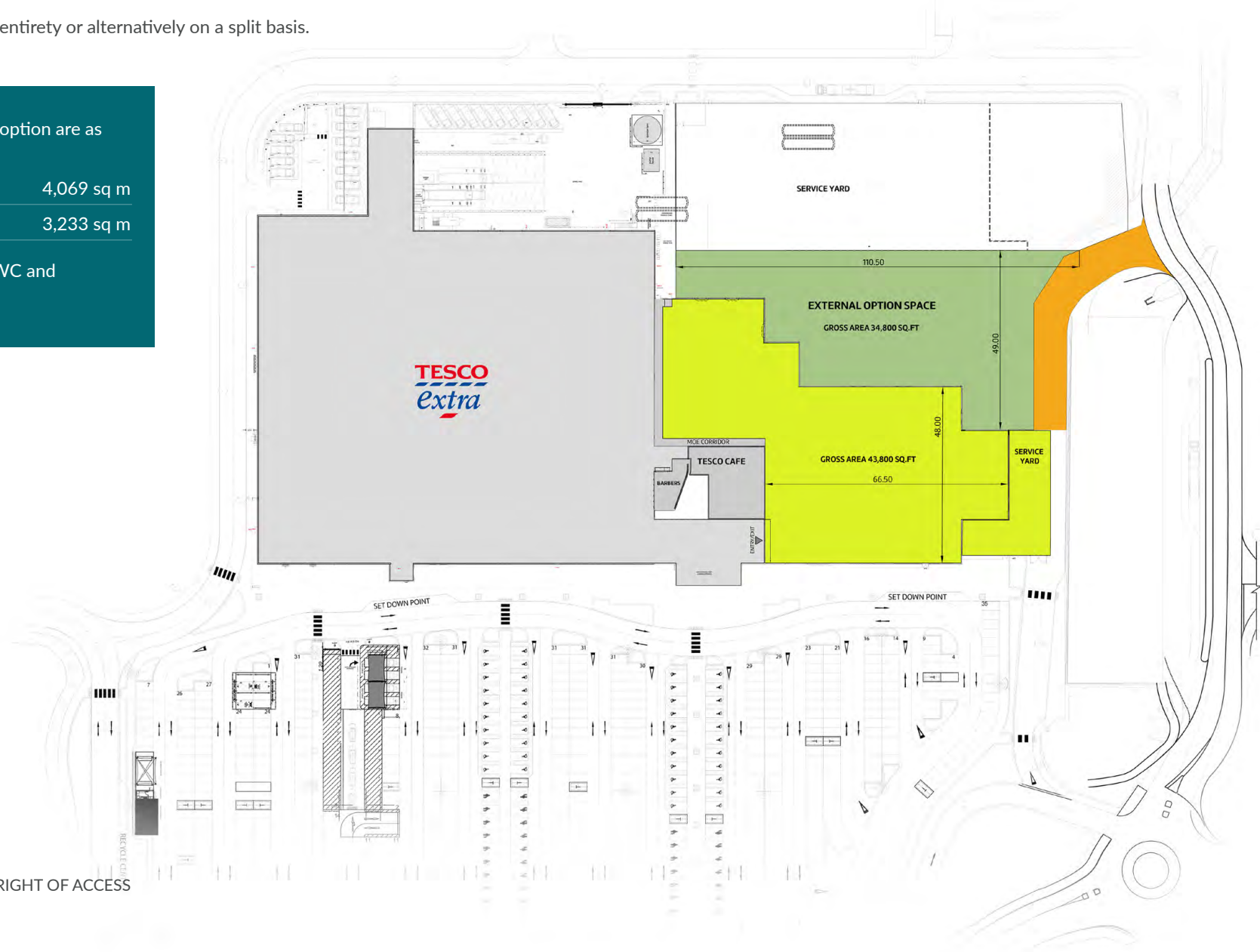
The premises are being offered in their entirety or alternatively on a split basis.

The approximate floor areas for this option are as follows:

Gross Area	43,800 sq ft	4,069 sq m
External Option Space	34,800 sq ft	3,233 sq m

The premises benefit from existing WC and dedicated servicing facilities.

- PREMISES / SERVICE YARD
- EXTERNAL OPTION SPACE
- EXISTING ROAD WITH TESCO'S RIGHT OF ACCESS



# Accommodation

## OPTION B (SUBDIVISION)

The premises are being offered in their entirety or alternatively on a split basis.

The approximate floor areas for this option are as follows:

### Potential Tenant A

Gross Area	27,800 sq ft	2,583 sq m
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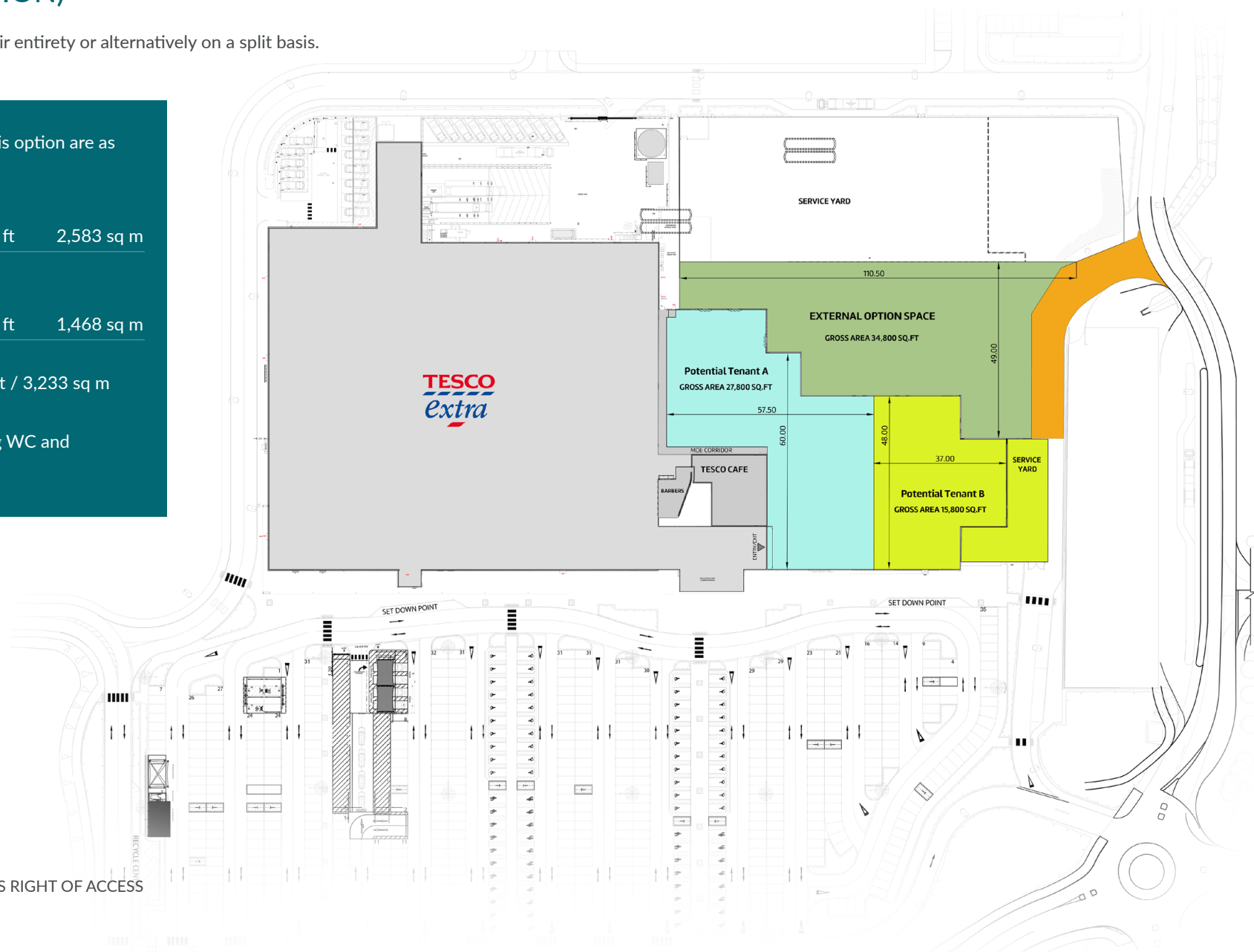
### Potential Tenant B

Gross Area	15,800 sq ft	1,468 sq m
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External Option Space 34,800 sq ft / 3,233 sq m available for either Tenant A or B.

The premises benefit from existing WC and dedicated servicing facilities.

- POTENTIAL TENANT A
- POTENTIAL TENANT B
- EXTERNAL OPTION SPACE
- EXISTING ROAD WITH TESCO'S RIGHT OF ACCESS





# Accommodation







## Terms

Available upon request.

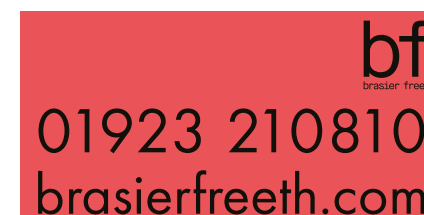
## EPC

Further details available upon request - D 97.

## Rates

The current Rateable Value for the former Garden Centre is £340,000.  
This reduces to an assumed figure of £302,500 on the basis that the first floor offices and external areas are removed from the demise.

For further information please contact:



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- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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