

# UNITS TO LET

## HATTON SHOPPING VILLAGE Hatton Country World



**Garden Centre – Antique Centre – Speciality Gift Shops -  
Discount Clothing Outlet – Farm Shop – Restaurants –  
Free Car Parking – 5 mins J.15 M40**



Hatton Shopping Village  
[www.hattonworld.com](http://www.hattonworld.com)

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## Introduction

Hatton Country World has two elements – Hatton Shopping Village and Hatton Adventure Farm

The Shopping Village evolved out of Hatton Craft Centre which opened in 1983 and has recently undergone a refurbishment that has brought a thoroughly contemporary twist to the traditional farm buildings in which it is housed.

The Adventure Farm was started in 1991 and is regarded as one of the leading and most innovative countryside theme parks in the UK.

## Location

Hatton Shopping Village is located off the A4177, 8 miles south of Solihull and 3 miles from Warwick. 5 mins J15 M40.

There are approximately 1 million people living within an hour's driving time and 6 million people within an hour.

## Description

The Victorian farm buildings in which Hatton Shopping Village is housed are particularly charming; they lie in rolling Warwickshire countryside and there is an especially tranquil atmosphere for customers to enjoy 'shopping as it should be'.

It comprises a Garden Centre, several Antiques and Furniture stores, discount clothing Outlet and 13 other independent shops. Current uses include two jewellers, a cook shop, beauty salon, candles and soaps, sweet shop and toys.

There is also a coffee shop, restaurant and during the summer, barbeque. Hatton Arms, a gastro pub, is approximately 1 mile away and is in the same ownership.

A number of the unit shops have been occupied by the same retailers for some 30 years.

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## Customer Flow

Hatton Country World attracts around 500,000 customers a year, half of whom come purely to the Shopping Village and half of whom also visit the Adventure Farm.

The Shopping Village is due to be re-launched in spring '14 and it is anticipated that visitor numbers will increase significantly.

Adventure Farm visitors include some 12000 annual members who visit the site regularly and represent a strong core of loyal customers. The average household income of Adventure Farm visitors is £45k.

Customer flows during the year are relatively even, with the exception of January and the first half of February which is quiet.

There is also an expanding coach trade (500 coaches in the last 12 months).

## Lease or Concession

Following the makeover, a reshuffle of the tenant mix is being embarked upon around the garden centre, antiques centre and long-established jewellers.

Units are available from approx. 400sq ft. to 1,500 Sq. ft and Leases of one year upwards are granted.

Availability in accordance with plan

1 -3	600 sqft	(55.74 sqm) <b>NOW LET</b>
11	695 sqft	(64.56 sqm)
19	1070 sqft	(99.40 sqm)
26	1545 sqft	(143.53 sqm)



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## Contact

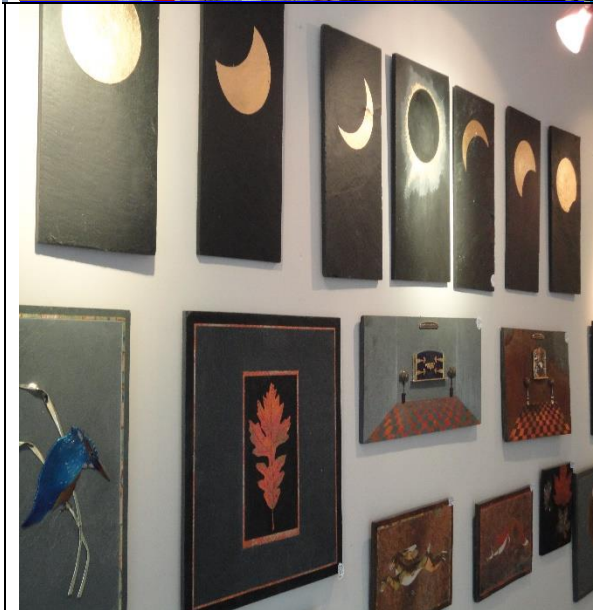
**Caroline Clifton**  
**Property Manager**

**01926 844326**

**07833343503**

**Email: [cclifton@hattonworld.com](mailto:cclifton@hattonworld.com)**

**Web: [www.hattonworld.com](http://www.hattonworld.com)**



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