

**Issued on behalf of Onward Holdings Ltd****Date: November 05 2013****Ref: PR29a Onyx Phase Two****ONLY SPACE FOR THREE MORE RETAILERS TO JOIN THE ONYX RETAIL PARK SUCCESS STORY FOLLOWING PHASE TWO COMPLETION**

A disused South Yorkshire colliery's transformation into a thriving retail development and dining experience has reached another stage with the completion of Phase Two construction, releasing seven more units, at the Onyx Retail Park in South Yorkshire.

Despite more than doubling the retail space available at the Park from 7,500sqft to 17,500sqft, demand is as great as ever and only three of the seven newly-built units in Phase Two are still available, a testament to the success of the area's regeneration into a popular shopping and eating destination, that has already led to the creation of around 100 new jobs.

Grocery giant Spar is leading the way by taking 4,000sqft of new space at the site to launch a flagship outlet for the region selling a whole range of household goods, food and tobacco. This store will be run by the company itself rather than franchised out because of the location's fantastic potential.

The other 6,000sqft is split into six 1,000sqft units, and three of these are already earmarked for a well-known charity, a hair and beauty salon and another national food outlet which cannot yet be revealed. They will be joining a host of blue-chip names who located during Phase One of the site.

These include an award-winning Greggs the Baker, Domino's Pizza and Subway, as well as Motor World, the UK's largest independent car parts and car accessories retailer. In addition two restaurants, Thai Garden Café and Bistro 63, enhance the culinary range on offer to visitors

Boosted by the superb location on the former Manvers Colliery, mid-way between Barnsley and Rotherham, the Greggs store was declared a joint winner of the retailer's prestigious Shop of the Year award for 2012, screened in Sky 1's documentary series *Greggs: More than meats the pie*, while the Subway franchise is known to be one of the company's best performing units in the region.

Onward Holdings Ltd PR29a Onyx Phase Two continued:

Onyx Retail Park only opened for business less than two years ago. Owners Onward Holdings Ltd brought forward Phase Two of the development after the take-up of units in Phase One was much quicker than originally anticipated – and the response to Phase Two has been equally dramatic, according to promoter of the site, Andrew Miller, the Chartered Surveyors of Sheffield.

He said; “Even before construction of Phase Two was completed, Spar had signed up and three of the 1,000sqft units at the Onyx Retail Park development were also pre-let. Because businesses are doing so well at the site I expect a lot of interest in the remaining space. I urge any retailers looking for new premises to get in touch quickly if they want to share in the Park’s outstanding success.”

Adjacent to 1,100 homes the Onyx Retail Park is also surrounded by industrial development and outdoor leisure facilities, giving rise to an impressive 18,000 passing vehicle movements per day on the A633, according to figures provided by Rotherham Metropolitan Borough Council.

Unlike many new opportunities that come onto the market, it is of little doubt that this high volume of passing trade and the subsequent footfall it creates provides an initial strong customer base from which to build, making it an ideal location for a wide range of prospective businesses.

In full the Onyx Retail Park comprises 17,500sqft of retail space and holds a cross-section of planning consent including A1 (retail), A2 (financial), A3 (food) and A5 (hot food to take away). The whole site is CCTV covered and monitored for security purposes.

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Onward Holdings Ltd PR29a Onyx Phase Two continued:

Background

Onward Holdings has been involved in warehousing and industrial estates owned and run by the company since 1930. Today, this family-run business is primarily involved in development and construction, including the provision of multi-sized warehouse facilities in the M62/M1/A1 corridor of West Yorkshire, and residential and mixed-use developments.

In addition to ONYX the business has an exciting development at Green Lane Industrial Estate at Featherstone and a large industrial estate in Scunthorpe, North Lincolnshire. The Scunthorpe estate is currently being developed and offers commercial and industrial land and buildings suitable for a variety of users on either a freehold or leasehold basis.

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