

SHOPPING CENTRE / HIGH STREET DIRECTORY

MAY 2018



Shopping Centre (Pages 2-5) / High Street (Pages 6-10)

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SHOPPING CENTRE AVAILABILITY

ADDRESS / DESCRIPTION	ACCOMMODATION (SQ FT)	LEASE	RENT	COMMENTS	CONTACT
BRIDGWATER					Luke Austin Richard Biggs
ANGEL PLACE SHOPPING CENTRE					
The Angel Place Shopping Centre is anchored by Wilkinson, Iceland and Poundland , together with other national retailers including Peacocks, Bon Marche and Holland & Barrett .					
UNIT 8	Ground Floor Sales	1,194	New lease available	£25,750 pax	LA/REB
UNIT 17	Ground Floor Sales First Floor Ancillary	527 600	New lease available	£19,000 pax	LA/REB
UNIT 19	Ground Floor Sales First Floor Store	644 546	New lease available	£22,500 pax	Subject to Vacant Possession LA/REB
UNIT 22	First Floor Sales	1,716	New lease available	£15,000 pax	LA/REB
BRISTOL					Luke Austin Richard Biggs
BROADWALK SHOPPING CENTRE, KNOWLE					
The scheme comprises approximately 185,000 sq ft of retail space with free parking for circa. 500 vehicles. National occupiers include Wilkinson, Iceland, Greggs, Superdrug, Store Twenty One and B&M .					
UNIT 4	Ground Floor Sales	776	New lease available	£15,000 pax	Subject to Vacant Possession LA/REB
UNIT 13	Ground Floor Sales	1,051	New lease available	£18,000 pax	Temp In Occupation LA/REB
UNIT 17A	Ground Floor Sales Ground Floor Ancillary Basement 1 Basement 2	9,840 4,101 4,638 2,238	New lease available	Upon application	LA/REB
UNIT 25	Ground Floor Sales Basement Ancillary	5,322 1,819	New lease available	Upon application	Temp In Occupation LA/REB
UNIT 40	Ground Floor Sales Basement Store	1,063 570	New lease available	£17,500 pax	LA/REB

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BRISTOL CLIFTON DOWN SHOPPING CENTRE The centre is anchored by a 48,000 sq ft Sainsbury's store, and other national retailers including Boots, WH Smith, Starbucks, Specsavers, O2 and EE . The scheme has a dedicated 350 space car park.					Claire Stretton Caroline Smith Luke Austin	
FULLY LET SCHEME Potential asset management opportunities						
BRISTOL KINGS CHASE SHOPPING CENTRE, KINGSWOOD The centre is anchored by Sainsbury's and Wilkinson together with other national retailers including Boots, WH Smith and Phones 4U . The centre also benefits from a 350 space shoppers car park.					Luke Austin Richard Biggs	
UNIT 3/4	Ground Floor Sales First Floor	1,688 904	New lease available	£65,000 pax	Subject to Vacant Possession	LA/REB
UNIT 7	Ground Floor Sales First Floor	509 411	New lease available	£23,250 pax		LA/REB
UNIT 17	Ground Floor Sales First Floor	1,112 955	New lease available	£64,000 pax	Potential To Extend Ground Floor To Circa. 2,400s Sq Ft Subject to Vacant Possession	LA/REB
UNIT 21b	Ground Floor Sales First Floor	604 352	New lease available	£25,000 pax	UNDER OFFER	LA/REB
CHIPPENHAM BOROUGH PARADE Borough Parade is anchored by New Look , together with other national retailers including Little Waitrose, Caffè Nero, Robert Dyas, Specsavers, Body Shop, Argos, Vision Express and Clarks . The scheme also benefits from a surface level car park providing 160 spaces.					Luke Austin Richard Biggs	
UNIT 7	Ground Floor Sales First Floor Ancillary	485 484	New lease available	£27,500 pax	Subject to Vacant Possession	LA/REB
UNIT 12	Ground Floor Sales First Floor	695 431	New lease available	£31,500 pax		LA/REB

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FROME WESTWAY SHOPPING CENTRE Westway Shopping Centre is Frome's prime shopping destination and the town's principal shopping centre. The scheme is anchored by Argos, The Co-Op and Frome Westway Cinema and contains a number of other national multiple retailers. The scheme benefits from being located close to two public car parks offering a combined total of circa 380 spaces.					Luke Austin Richard Biggs	
UNIT 15-16	Ground Floor Sales First Floor Area Lower Ground Area	1,300 3,674 1,311	New lease available	Upon application	A1 / B8 / D2 Planning Consents	LA/REB
Available as a whole or in part with flexibility of potential layouts and uses. Currently configured to provide two retail units over basement and ground floor (Unit 15-16), with one unit providing access to the large first floor, which extends over adjacent ground floor units (Unit 12-14). There is potential to further extend the first floor by 3,335 sq ft and to create two external terraces of a combined 1,130 sq ft.						
STREET THE CRISPIN CENTRE The Crispin Centre is anchored by Tesco together with other retailers including Boots, WH Smith, Specsavers, Card Factory and O2 . The centre benefits from a level and adjacent car park and is located opposite Clarks Village Outlet Centre , which provides Street with an annual footfall in excess of 4 million.					Luke Austin Richard Biggs	
FLEXIBLE TERMS AVAILABLE						
UNIT 7	Ground Floor Sales WC First Floor Ancillary	660 - 493	New lease available	Upon application		LA/REB
UNIT 10	Ground Floor Sales First Floor Ancillary	697 484	New lease available	Upon application		LA/REB
SWANSEA THE QUADRANT SHOPPING CENTRE The principal shopping centre within Swansea, incorporating retailers such as Debenhams, Boots, Animal, WH Smith, Pandora, Dorothy Perkins, Superdrug and JD (COMING SOON) . The centre is adjacent to the city's bus station, and a 565 space shopper's car park.					Claire Stretton Richard Biggs	
30-31 ST DAVID'S ARCADE	<u>Unit 30</u> Ground Floor Sales First Floor Ancillary	1,434 1,128	New lease available	Upon application	Subject to Vacant Possession	CS/REB
	<u>Unit 31</u> Ground Floor Sales First Floor Ancillary	1,527 886				

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33 ST DAVID'S ARCADE	Ground Floor Sales First Floor Ancillary	1,408 1,080	New lease available	£70,000 pax	Temp In Occupation	CS/REB
TORQUAY				FLEXIBLE DEALS AVAILABLE	Luke Austin Richard Biggs	
FLEET WALK SHOPPING CENTRE						
Fleet Street is one of the town's principal retailing pitches and is a short walk from the Harbour, sea front and Pavilions. The 140,000 sq ft Fleet Walk Shopping Centre is anchored by TK Maxx and Sports Direct . Other multiple retailers include Salfrock , Superdrug , Poundland , Bon Marche , Animal , and Laura Ashley .						
UNIT 5, 74 Fleet Street	Ground Floor Sales Basement Store	1,158 1,664	New lease available	£32,500 pax		LA/REB
UNIT 28, 11 The Gallery	Gallery Floor Sales First Floor Storage	949 456	New lease available	£1,250 pcm	Available on Flexible Basis	LA/REB
UNIT 31, 14 The Gallery	Gallery Floor Sales First Floor Storage	873 405	New lease available	£1,250 pcm		LA/REB
UNIT 32, 15 The Gallery	Gallery Floor Sales First Floor Storage	1,288 790	New lease available	£1,500 pcm	Available on Flexible Basis	LA/REB
Asset management opportunities of between 1,500 – 5,000 sq ft available at ground floor level – further details on application.						

HIGH STREET AVAILABILITY

ADDRESS / DESCRIPTION	ACCOMMODATION (SQ FT)	LEASE	RENT	COMMENTS	CONTACT
<p>BOURNEMOUTH 81 OLD CHRISTCHURCH ROAD</p> <p>The premises are located in an excellent position within the pedestrianised Old Christchurch Road immediately adjacent to TSB, whilst being opposite Specsavvers and close to Fat Face and Caffe Nero.</p>	<p>Ground Floor Sales 617 Ground Floor Store/Staff 181</p>	Lease Assignment	£54,000 pax		Richard Biggs Luke Austin
<p>BRISTOL 3A BROAD QUAY</p> <p>The premises are situated near to the 4-star Radisson SAS Hotel and adjacent to Sainsburys Local, Subway and Turtle Bay.</p>	Ground Floor Sales 1,013	Lease Assignment	Passing Rent £28,500 pax	<p>Lease Assignment expiring 07/01/2024</p> <p>A1 / A3 Use</p>	Caroline Smith
<p>BRISTOL 47 MERCHANT STREET, BROADMEAD</p> <p>Situated on Merchant Street in Broadmead, close to major anchor tenants Debenhams, M&S and Primark. TK Maxx and Metro Bank are to open opposite the units and Bo Concept adjacent.</p>	<p>47a Merchant Street Ground Floor Sales 1,417</p> <p>47b Merchant Street Ground Floor Sales 1,986</p> <p>Total 3,483</p>	New lease available	<p>£50,000 pax</p> <p>£80,000 pax</p> <p>£120,000 pax</p>	A1 / A3 / A4 or A5 Planning Use	Luke Austin Richard Biggs
<p>BRISTOL 10/16 THE HORSEFAIR, BROADMEAD</p> <p>Located in Bristol's dominant central shopping area, the property occupies a strong position opposite Primark and adjacent to Marks and Spencer and The Works. Costa, Puregym, Poundland, Greggs and Debenhams are all in close proximity.</p>	<p>Ground Floor Sales 2,217 Ground Floor Ancillary 248 First Floor Sales 2,633 Second Floor Ancillary 2,172</p> <p>A passenger lift provides disabled access between floors.</p>	New lease available	£95,000 pax	<p>Subject to Vacant Possession</p> <p>Long Leasehold Available</p>	Luke Austin Richard Biggs
<p>BRISTOL 129/133 BATH ROAD, LONGWELL GREEN</p> <p>Adjacent to Connells Estate Agents and Vets 4 Pets. Nearby operators include a new Aldi Foodstore, Tesco Express, Harvester Public House & Restaurant and Andrew Estates Agents, as well as a number of other independent retailers.</p>	Gross Internal Area c. 1,700	New lease available	£35,000 pax	ONE UNIT REMAINING	Caroline Smith Luke Austin

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BRISTOL 15-19 QUEENS ROAD, CLIFTON Located adjacent to JD Wetherspoon , with other nearby occupiers including Jamie's Italian , L'Occitane , Pret a Manger , Carphone Warehouse , Body Shop and Browns .	Ground Floor Sales 1,178	Assignment of the existing lease, held on an effectively FRI basis via service charge, for a term expiring 01/02/2030.	Passing Rent £41,500 pax	A1 Planning Consent	Caroline Smith
CIRENCESTER QUERNS LANE The property is located on Querns Lane, a 5 minute walk from the centre and adjacent to existing Laura Ashley and Majestic Wine . The premises are to undergo a substantial refurbishment, which will include improvements to the glazed façade and internally creating more open plan space.	Sales Area 3,141	New lease available	£55,000 pax	To Be Refurbished	Caroline Smith
EXETER 3-5 PARIS STREET The premises occupy a prominent location immediately adjacent to Monique , whilst being close to Hutch (house plants and florists) and Next .	Ground Floor Sales 2,779 Ground Store 130 First Floor Store 362	Temporary lease to expire 24/03/2019	£2,500 pcm	SHORT TERM OCCUPATION ONLY Subject to Vacant Possession	Richard Biggs Luke Austin
EXETER 7 PARIS STREET The premises occupy a prominent location immediately adjacent to Simply Gifts and Hutch Houseplants , with nearby retailers including, Premier Convenience Store and Lucy's Children's Clothing .	Ground Floor Sales 665 First Floor 367 Second Floor 42	Temporary lease to expire 24/03/2019	£1,000 pcm	UNDER OFFER	Richard Biggs Luke Austin
EXETER 15 PARIS STREET The premises are located in a vibrant parade, opposite Princesshay Shopping Centre . The parade has been let to a number of temporary and pop-up traders. Nearby occupiers include Hutch - house plants and florists, Premier - convenience store, Newham's Traditional Sweet Shop , Kapbula - children's clothing, Lucy's Children's Clothing and Move with Absolute - estate agents.	Ground Floor Sales 760 First Floor Storage 360 Second Floor Staff & WC 95	Temporary lease to expire 24/03/2019	£1,000 pcm	SHORT TERM OCCUPATION ONLY	Richard Biggs Luke Austin

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<p>EXETER 21 PARIS STREET</p> <p>The premises occupy a prominent location, immediately adjacent to Lucy's Children's Clothing and Absolute Sales & Lettings, with nearby retailers including Premier Convenience Store and Age UK.</p>	<p>Ground Floor Sales 722 First Floor 404 Second Floor 95</p>	Temporary lease to expire 24/03/2019	£1,000 pcm	UNDER OFFER	Richard Biggs Luke Austin
<p>EXETER 25 PARIS STREET</p> <p>The premises occupy a prominent location with nearby retailers including John Lewis, Next, Age UK and Premier Convenience Store.</p>	<p>Ground Floor Sales 750 First Floor 420 Second Floor 90</p>	Temporary lease to expire 24/03/2019	£1,000 pcm	SHORT TERM OCCUPATION ONLY	Richard Biggs Luke Austin
<p>EXETER 173 SIDWELL STREET</p> <p>The premises are located immediately adjacent to A Plan Insurance, whilst being opposite Greggs and Ivor Doble and close to Ladbrokes and Iceland.</p>	<p>Ground Floor Sales 737 First Floor Storage 320 Second Floor Staff 81</p>	New lease available	£31,000 pax		Luke Austin Richard Biggs
<p>EXETER 174 SIDWELL STREET</p> <p>The premises are located immediately adjacent to Tyepyedong Chinese Restaurant and close to Timpson and A Plan Insurance, whilst being opposite Greggs and Ivor Doble and close to Ladbrokes and Iceland.</p>	<p>Ground Floor Sales 777 First Floor Storage 290 Second Floor Staff 78</p>	New lease available	£31,000 pax		Luke Austin Richard Biggs
<p>EXETER 178/179 SIDWELL STREET</p> <p>The premises are located immediately adjacent to Brighthouse and BetFred, whilst being opposite Coral and close to Sainsburys Local and John Lewis.</p>	<p>Ground Floor Sales 1,548 First Floor Sales 904 First Floor Store 179 Second Floor Store 1,121</p>	New lease available	£67,500 pax		Richard Biggs Luke Austin
<p>EXETER 184/187 SIDWELL STREET</p> <p>The premises are adjacent to Hubbox and close to John Lewis, Sainsburys and Poundland.</p>	<p>Ground Floor Sales 4,287 First Floor 2,460</p>	Fixed Term	£5,000 pcm	FIXED TERM TO MARCH 2019	Richard Biggs Luke Austin

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EXETER 188 SIDWELL STREET The premises occupy a prominent location immediately adjacent to Monique , with nearby retailers including Next, John Lewis, Sainsburys and Poundland .	Ground Floor Sales 3,544 Basement 2,912	Fixed Term	£5,000 pcm	FIXED TERM TO MARCH 2019	Richard Biggs Luke Austin
FAREHAM 83 WEST STREET (UNIT 31) FAREHAM SHOPPING CENTRE CONFIDENTIAL – STAFF UNAWARE The premises are located immediately adjacent to Burger King and Leightons Opticians , whilst being close to Hays Travel, Santander and Thomas Cook .	Ground Floor Sales 1,005 First Floor 445	Lease Assignment	£35,000 pax		Richard Biggs Luke Austin
TAUNTON 18 FORE STREET CONFIDENTIAL – STAFF UNAWARE The premises are located in a prominent position immediately adjacent to Pandora and Shoe Zone , whilst being close to Boots, Phase Eight and Thomas Cook .	Ground Floor 771 First Floor 406 Second Floor 408	Lease Assignment	£32,000 pax	UNDER OFFER	Richard Biggs Luke Austin
TORQUAY 47 UNION STREET Union Street is the principal retail thoroughfare within Torquay, and the unit is in close proximity to retailers such as Holland & Barrett, H&M, Primark, River Island and JD Sports .	Ground Floor Sales 838 First Floor Ancillary 403 Second Floor Ancillary 582	New lease available	£19,750 pax	REVISED RENT	Luke Austin Richard Biggs
WESTON SUPER MARE 73 HIGH STREET CONFIDENTIAL – STAFF UNAWARE The premises are located in an excellent part of the High Street, immediately adjacent to H Samuel , whilst being opposite Poundland and close to Vision Express, Specsavers and Game .	Ground Floor Sales 1,278 First Floor 512 Second Floor 450	Lease Assignment	Upon application	FRI Lease Expiring 07/04/2020	Richard Biggs Luke Austin

ADDRESS / DESCRIPTION	ACCOMMODATION (SQ FT)	LEASE	RENT	COMMENTS	CONTACT
WORCESTER 103 HIGH STREET The premises occupy a prominent location with an extensive frontage to the pedestrian High Street, opposite the newly redeveloped Cathedral Square, and in close proximity to Zizzi, Cote, Byron, H&M, Next, Topshop, Fat Face and Jack Wills .	Ground Floor Sales 682 First Floor Ancillary 193	New lease available	£32,500 pax		Luke Austin Richard Biggs
YEOVIL 10 VICARAGE WALK CONFIDENTIAL – STAFF UNAWARE The premises are located in the heart of the Quedam Shopping Centre immediately adjacent to Quiz and opposite Pandora and close to CEX, JD Sports and The Works .	Ground Floor Sales 782 First Floor Ancillary 406	Assignment / Under-Letting	£27,500 pax	Incentives available, subject to status Temporary Occupation Considered	Richard Biggs Luke Austin

SPECIAL CONDITIONS

It is important to note that in most instances staff are unaware of impending disposals and therefore any viewings should be arranged through agents, Macarthur Wilson.

PROPERTY MISDESCRIPTIONS ACT 1991. MISREPRESENTATION ACT 1967

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