

SHOPPING CENTRE / HIGH STREET DIRECTORY

FEBRUARY 2018



Shopping Centre (Pages 2-7) / High Street (Pages 8-11)

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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	Temp In Occupation	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	Subject to Vacant Possession	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	
UNIT 8B	Ground Floor Sales	1,118	New lease available	£40,000 pax	UNDER OFFER	CS/CMS/LA
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	Upon application	Subject to Vacant Possession	LA/REB
UNIT 7	Ground Floor Sales First Floor	509 411	New lease available	£23,250 pax	Temp In Occupation	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 8	Ground Floor Sales First Floor	398 267	New lease available	£21,500 pax	UNDER OFFER	LA/REB
UNIT 12	Ground Floor Sales First Floor	695 431	New lease available	£31,500 pax		LA/REB

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EXETER THE GUILDHALL SHOPPING CENTRE Guildhall Shopping Centre is a very busy centre incorporating national multiples, including Wilkinson, Primark, J Sainsbury, WH Smith, Argos and Mothercare . The centre also benefits from a 500 space shoppers car park.					Richard Biggs Caroline Smith
KIOSKS	Kiosk 1 (Pancras Square) Kiosk 2 (Goldsmith Square)	140 239	New lease available	£25,000 pax £30,000 pax	UNDER OFFER REB/CMS
UNIT 1	Ground Floor Sales Basement	1,196 869	New lease available	Upon application	UNDER OFFER REB/CMS
UNIT 2	Ground Floor Sales Basement	808 351	New lease available	£57,500 pax	UNDER OFFER REB/CMS
UNIT 4	Ground Floor Sales Basement Ancillary	700 531	New lease available	£47,500 pax	REB/CMS
UNIT 25	Ground Floor Sales First Floor Ancillary	2,195 1,331	New lease available	£125,000 pax	UNDER OFFER REB/CMS
EXETER HARLEQUINS SHOPPING CENTRE Located within the core retail area of the city, Harlequins has an attractive mix of national and regional occupiers including Multyork and Dukes .					Luke Austin Richard Biggs
				FLEXIBLE TERMS AVAILABLE	
UNIT 7-8	Ground Floor Sales Basement Remote Store	600 332	New lease available	£15,000 pax	LA/REB
UNIT 13	Ground Floor Sales Basement	1,249 402	New lease available	£28,500 pax	LA/REB
UNIT 17	Ground Floor Sales Basement (Remote) Store	506 286	New lease available	£18,500 pax	LA/REB
UNIT 19	Ground Floor Basement (Remote) Store	571 508	New lease available	£15,000 pax	LA/REB

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UNIT 21	Ground Floor Sales First Floor Office / Storage Second Floor Storage Basement Store E12 (Remote) Basement Store E13 (Remote)	1,125 513 281 254 117	New lease available	£25,000 pax		LA/REB
FROME WESTWAY SHOPPING CENTRE <p>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.</p>					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
<p>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.</p>						
STREET THE CRISPIN CENTRE <p>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.</p>					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	

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SWANSEA					Claire Stretton Richard Biggs
THE QUADRANT SHOPPING CENTRE					
The principal shopping centre within Swansea, incorporating retailers such as Debenhams, Boots, Animal, WH Smith, Blue Inc, Dorothy Perkins, Superdrug and USC . The centre is adjacent to the city's bus station, and a 565 space shopper's car park.					
30-31 ST DAVID'S ARCADE	<u>Unit 30</u> Ground Floor Sales First Floor Ancillary	1,434 1,128	New lease available	£175,00 pax combined unit	Subject to Vacant Possession CS/REB
	<u>Unit 31</u> Ground Floor Sales First Floor Ancillary	1,527 886			
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
38-39 ST DAVID'S ARCADE	Ground Floor Sales First Floor Ancillary	3,113 3,632	New lease available	£185,000 pax	UNDER OFFER 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 Satrock, 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	Temp In Occupation LA/REB
UNIT 23, 6 The Gallery	Gallery Floor Sales First Floor Storage	1,139 606	New lease available	£1,250 pcm	Temp In Occupation 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

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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
<p>Asset management opportunities of between 1,500 – 5,000 sq ft available at ground floor level – further details on application.</p>					

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 Specsavers 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	Temp In Occupation	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	Lease Assignment expiring 07/01/2024 A1 / A3 Use	Caroline Smith
<p>BRISTOL 47 & 49 MERCHANT STREET, BROADMEAD</p> <p>Situated on Merchant Street in Broadmead, close to major anchor tenants Debenhams, M&S and Primark. Nearby retailers include Runners Need & Cycle Surgery, Vodafone, Starbucks and The Fragrance Shop.</p>	<p>47 Merchant Street Ground Floor Sales 1,391</p> <p>49 Merchant Street Ground Floor Sales 2,458 First Floor 3,665 Second Floor 869</p>	New lease available	£50,000 pax £95,000 pax		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 disable access between floors.</p>	New lease available	£95,000 pax	Subject to Vacant Possession	Luke Austin Richard Biggs
<p>BRISTOL 129/133 BATH ROAD, LONGWELL GREEN</p> <p>Connells Estate Agents are immediately adjacent, with 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 4,038	New lease available	£65,000 pax	UNDER OFFER	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 7 PARIS STREET The premises occupy a prominent location immediately adjacent to Simply Gifts and Hutch Houseplants , with nearby retailers including, Costcutter , Lorna Ruby Ladieswear and Lucy's Children's Clothing .	Ground Floor Sales 665 First Floor 367 Second Floor 42	Temporary lease to expire 24/06/2018	£1,000 pcm	SHORT TERM OCCUPATION ONLY	Richard Biggs Luke Austin
EXETER 21 PARIS STREET The premises occupy a prominent location, with nearby retailers including Lorna Ruby Ladieswear and Age UK .	Ground Floor Sales 722 First Floor 404 Second Floor 95	Temporary lease to expire 24/06/2018	£1,000 pcm	SHORT TERM OCCUPATION ONLY	Richard Biggs Luke Austin
EXETER 25 PARIS STREET The premises occupy a prominent location with nearby retailers including Age UK and Lorna Ruby Ladieswear .	Ground Floor Sales 750 First Floor 420 Second Floor 90	Temporary lease to expire 24/06/2018	£1,000 pcm	SHORT TERM OCCUPATION ONLY	Richard Biggs Luke Austin
EXETER 173 SIDWELL STREET The premises are located immediately adjacent to Healthy Pulses and A Plan Insurance , whilst being opposite Greggs and Ivor Doble and close to Ladbrokes and Iceland .	Ground Floor Sales 737 First Floor Storage 320 Second Floor Staff 81	New lease available	£31,000 pax		Luke Austin Richard Biggs

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EXETER 174 SIDWELL STREET The premises are located immediately close to Timpson and A Plan Insurance , whilst being opposite Greggs and Ivor Doble and close to Ladbrokes and Iceland .	Ground Floor Sales 777 First Floor Storage 290 Second Floor Staff 78	New lease available	£31,000 pax		Luke Austin Richard Biggs
EXETER 178/179 SIDWELL STREET The premises are located immediately adjacent to Brighthouse and BetFred , whilst being opposite Coral and close to Sainsburys Local and John Lewis .	Ground Floor Sales 1,548 First Floor Sales 904 First Floor Store 179 Second Floor Store 1,121	New lease available	£67,500 pax	AVAILABLE FROM APRIL 2018 Subject to Vacant Possession	Richard Biggs Luke Austin
EXETER 184/187 SIDWELL STREET The premises are adjacent to Hubbox and close to John Lewis , Sainsburys and Poundland .	Ground Floor Sales 4,287 First Floor 2,460	Fixed Term	£5,000 pcm	FIXED TERM TO JANUARY 2019	Richard Biggs Luke Austin
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 JANUARY 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	Temp In Occupation	Richard Biggs Luke Austin

ADDRESS / DESCRIPTION	ACCOMMODATION (SQ FT)	LEASE	RENT	COMMENTS	CONTACT
<p>SALCOMBE 60 FORE STREET</p> <p>The property is a two storey, period end-terrace building fronting Fore Street. The ground floor provides a well configured retail unit with sales accommodation, associated ancillary accommodation and female/male toilets. The property was formerly occupied as a bank and would suit a variety of uses including A1 (Retail) and A3 (Cafe & Restaurant) (subject to necessary consents). The frontage reflects its former use, although could be altered to suit (subject to consents). The first floor provides a self-contained three bedroom residential apartment which is currently let on an AST. There is an enclosed rear yard along with a storage out-building.</p>	<p>Ground Floor Sales 947 Ground Floor Ancillary 172</p> <p>The three-bedroom first floor apartment is also available.</p>	New Lease / Freehold	£45,000 pax	<p>FREEHOLD of the building is also available and offers are invited</p> <p>UNDER OFFER</p>	Luke Austin
<p>TAUNTON 18 FORE STREET CONFIDENTIAL – STAFF UNAWARE</p> <p>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.</p>	<p>Ground Floor 771 First Floor 406 Second Floor 408</p>	Lease Assignment	Upon application	FRI Lease Expiring 02/02/2025	Richard Biggs Luke Austin
<p>TORQUAY 47 UNION STREET</p> <p>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.</p>	<p>Ground Floor Sales 838 First Floor Ancillary 403 Second Floor Ancillary 582</p>	New lease available	£19,750 pax	REVISED RENT	Luke Austin Richard Biggs
<p>WESTON SUPER MARE 73 HIGH STREET CONFIDENTIAL – STAFF UNAWARE</p> <p>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.</p>	<p>Ground Floor Sales 1,278 First Floor 512 Second Floor 450</p>	Lease Assignment	Upon application	FRI Lease Expiring 07/04/2020	Richard Biggs Luke Austin

ADDRESS / DESCRIPTION	ACCOMMODATION (SQ FT)	LEASE	RENT	COMMENTS	CONTACT
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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