



STEPPING IT UP  
222,000 WEEKLY FOOTFALL  
50,000 SQUARE FEET OF NEW SPACE

**YATE**  
SHOPPING  
**CENTRE**



**40**  
minutes drive to  
Bristol

**446,000**  
sq ft  
shopping centre

**100**  
retailers  
trading

110,000 sq ft  
**TESCO**  
*Extra*

**50,000**  
sq ft new retail

**90,000**  
sq ft new leisure  
space planned

# STEP ON IN

- Yate is 40 minutes drive to Bristol
- Total catchment over 450,000 from surrounding areas\*
- Successful retail centre  
446,000 sq ft  
100 retailers  
110,000 sq ft Tesco Extra
- 50,000 sq ft of new retail space added in 2012, now let to M&S Simply Food, Costa and Sports Direct
- Plans for 90,000 sq ft cinema-led leisure extension
- £99.6m potential catchment spend for comparison goods\*\*
- 3,500 new homes planned†

\*CACI 2011 \*\*ORC 2005 † Gloucestershire Council Draft Core Strategy 2012



CHEPSTOW

THORNBURY

**LOW**  
unemployment

**450,000**  
catchment from  
surrounding area

**M48**

**A46**

**£99.6m**  
potential  
catchment  
spend for  
comparison goods

**M4**

**YATE**

**3,500**  
new homes  
planned

**CRIBBS CAUSEWAY**  
12 miles  
40 mins drive time

BRADLEY  
STOKE

**M4**

75% of catchment  
for comparison  
goods sales

**CABOT CIRCUS**  
10 miles  
40 mins drive time

EMERSON'S  
GREEN

SOURCE ORC 2005

**M5**

**BRISTOL**

**A46**

LONGWELL  
GREEN

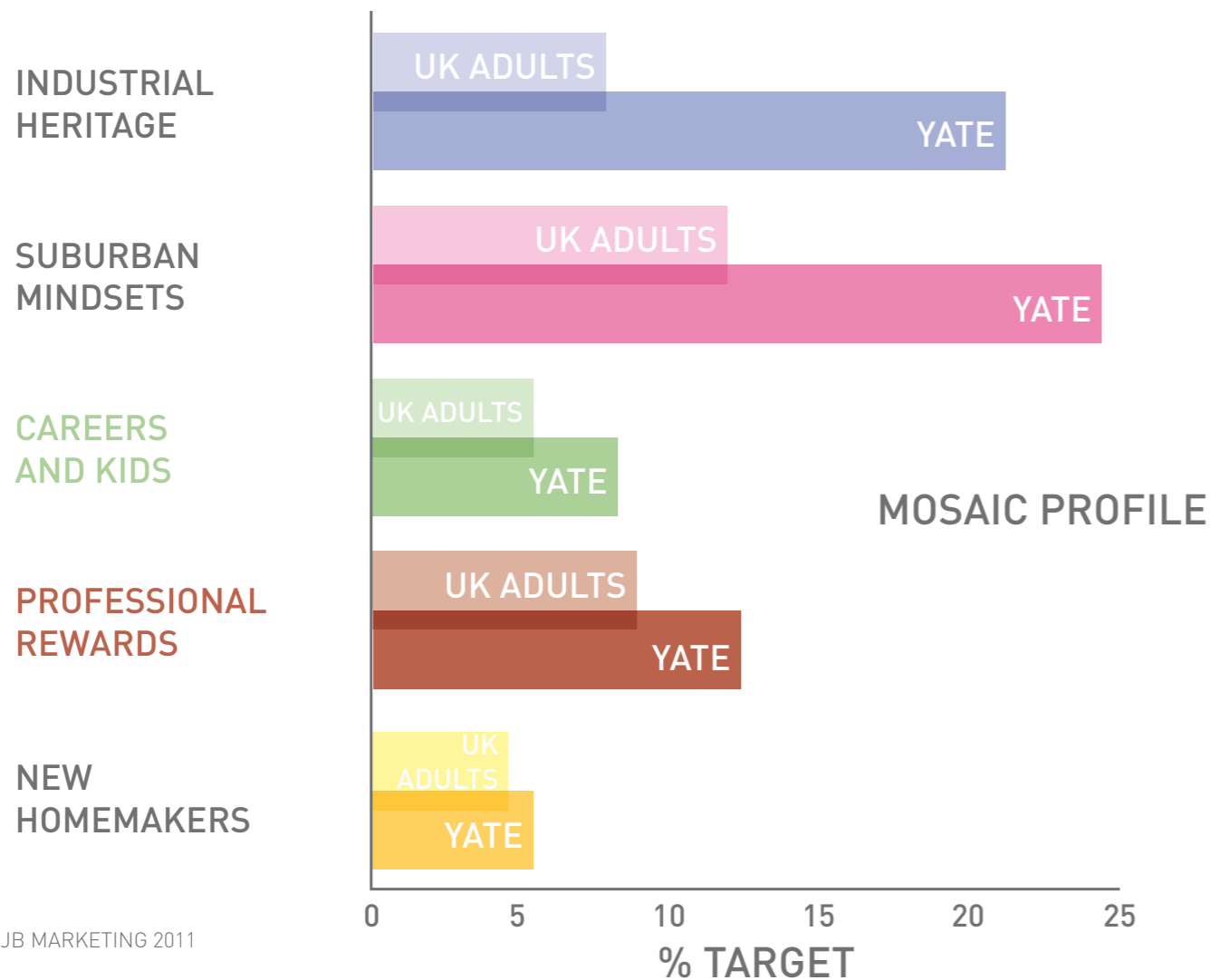
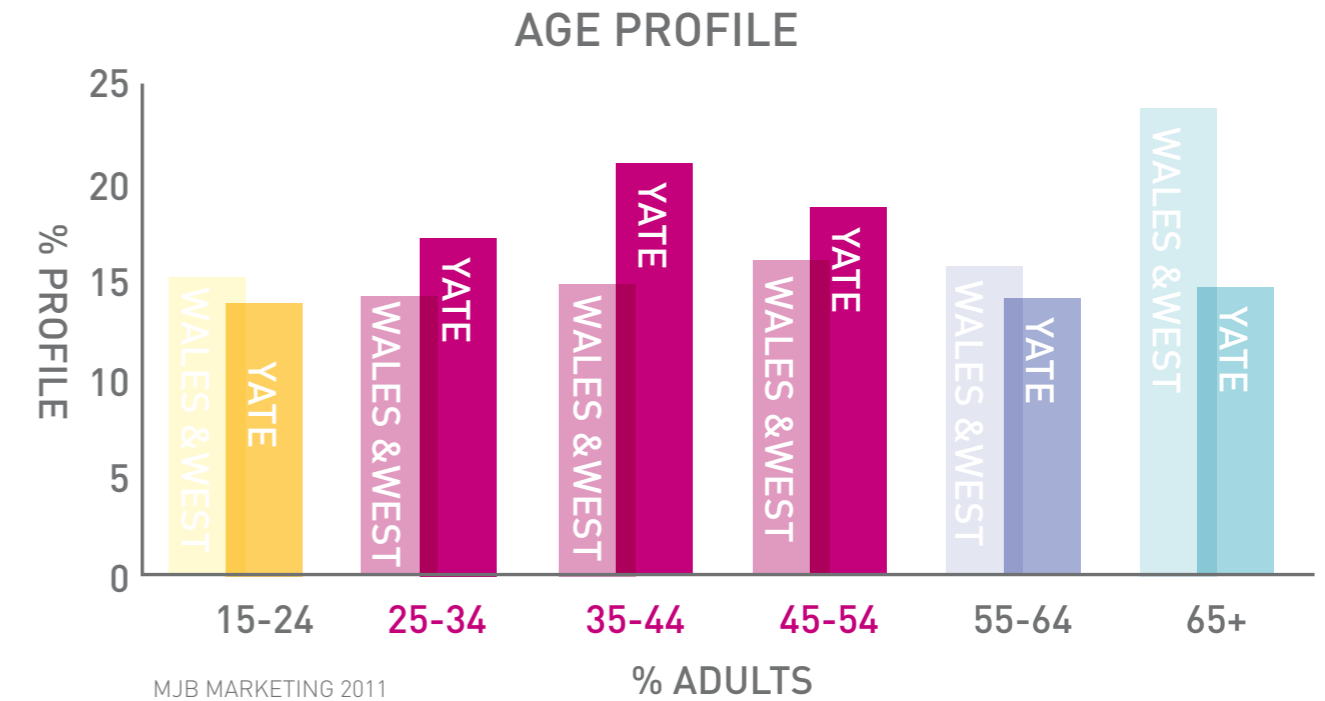
CHIPPENHAM

4

BATH

# VITAL STATISTICS

- Youthful population with 25-54 age groups above the regional average
- 40% of local population aged 25-44
- Low unemployment at one third less than the national average
- Core consumers from Industrial heritage and suburban mindsets MOSAIC groups
- Major representation from affluent social groups in immediate catchment



Major affluent MOSAIC groups located in immediate catchment



#### Careers & Kids

- Family with young children
- Solid incomes
- Consumer credit
- Home life balance
- Technologically aware

#### Professional rewards

- Married with children
- Senior career position
- Significant equity
- Well educated
- Car ownership

# BEST FOOT FORWARD

- 50,000 sq ft of modern retail space added in 2012, now let to M&S Simply Food, Costa and Sports Direct
- 110,000 sq ft Tesco integrated within the scheme
- 90,000 sq ft cinema - led leisure extension planned
- 1,550 free car parking spaces in the town centre
- Adjacent to bus and taxi interchange





**50,000**  
sq ft retail added  
in 2012

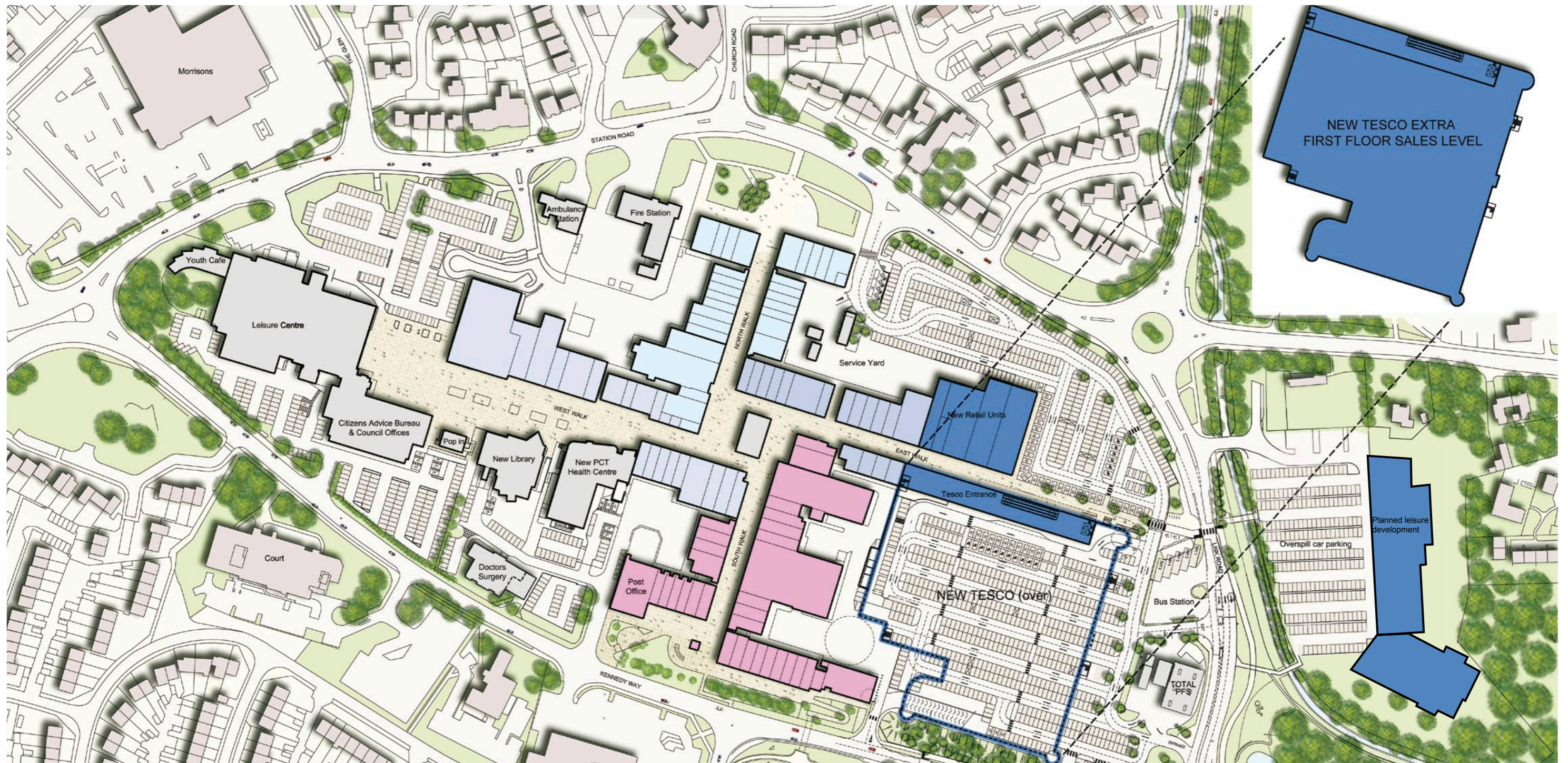
110,000 sq ft  
**TESCO**  
*Extra*

**90,000**  
sq ft leisure  
planned

**1,550**  
free car  
parking spaces

**M&S**  
SIMPLY  
FOOD

# NEW FOOTPLATES







**SPORTS  
DIRECT.COM**

**SOCCER  
SCENE**  
the  
boot room  
MYD  
OUR  
SHIRT

**she runs  
he runs**  
Your Running Partner

**field &  
trek.com**  
CAMPING • WALKING • SKIING

NEW UNIT

**COSTA  
COFFEE**

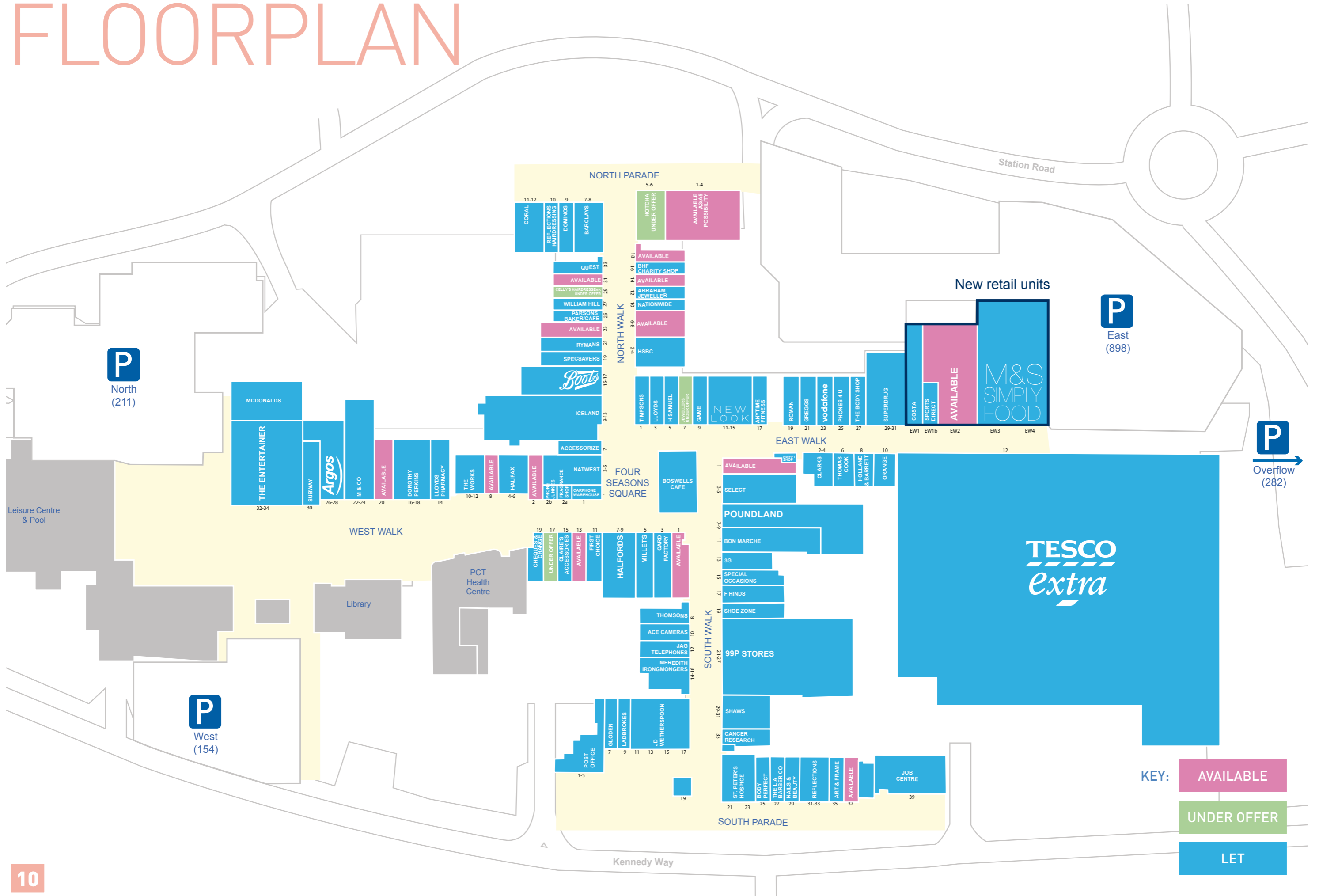
**SPORTS  
DIRECT.COM**

**DISCOUNT**

**BIG BIKES  
CHAIN.COM**



# FLOORPLAN



KEY:

- AVAILABLE
- UNDER OFFER
- LET



M&S  
SIMPLY  
FOOD

**COSTA**

DOROTHY PERKINS

**SPORTSDIRECT**

NEW LOOK

Accessorize

select<sup>®</sup>

Superdrug<sup>★</sup>

**TESCO**  
*Extra*

Clarks

**Argos**

**GAME**



# NEXT STEP



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# YATE SHOPPING CENTRE

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