



STEPPING IT UP | **YATE**
300,000 WEEKLY FOOTFALL | SHOPPING
50,000 SQUARE FEET OF NEW SPACE | **CENTRE**



40

minutes drive to
Bristol

390,000

sq ft
shopping centre

100

retailers
trading

110,000 sq ft

TESCO
extra

opening
October 2011

50,000

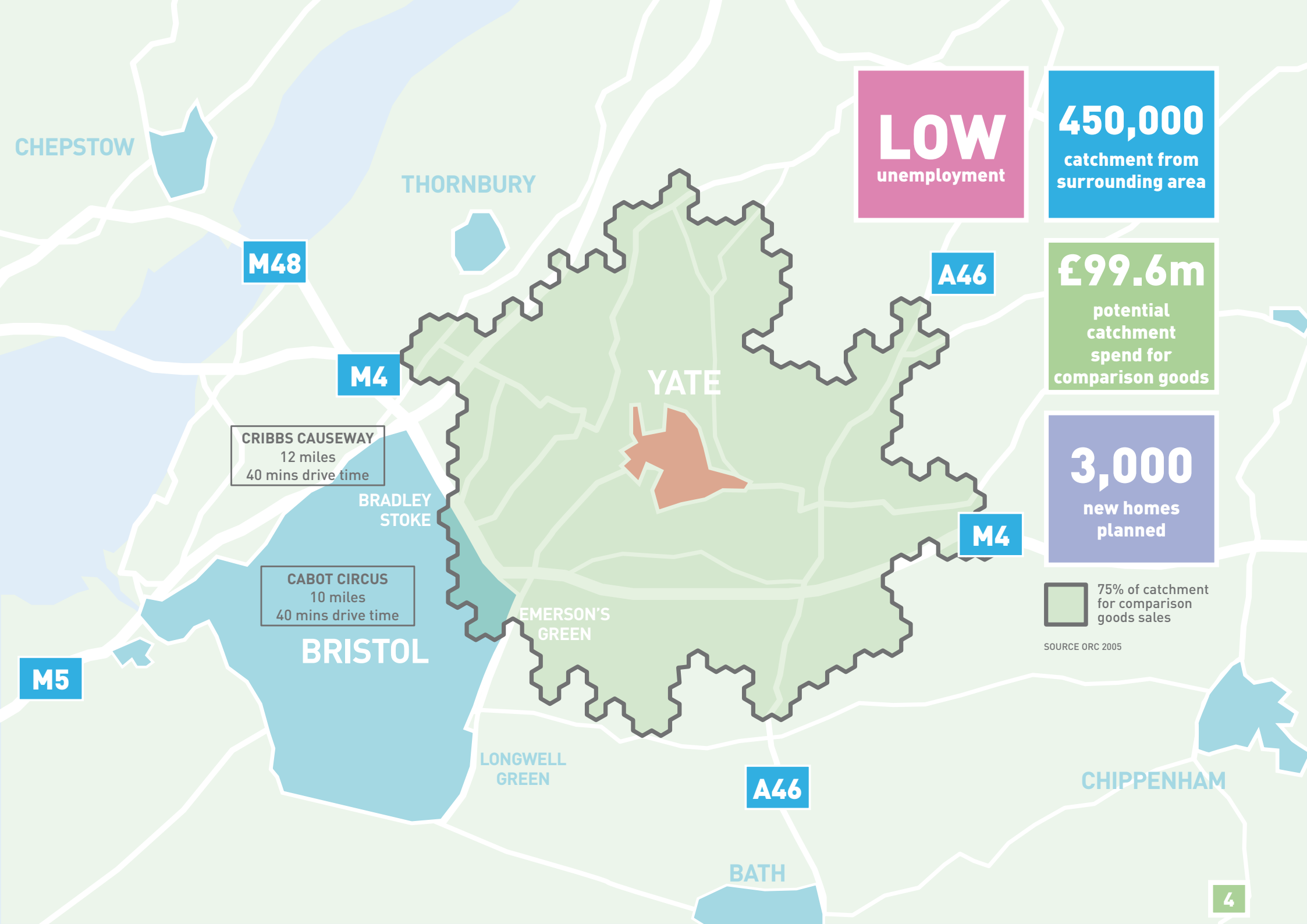
sq ft new retail

STEP ON IN

- Yate is 40 minutes drive to Bristol
- Total catchment over 450,000 from surrounding areas*
- Successful retail centre
390,000 sq ft
100 retailers
- 110,000 sq ft Tesco opening October 2011
- 50,000 sq ft of new retail space
- £99.6m potential catchment spend for comparison goods**
- 3,000 homes planned adjacent to the town centre†

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

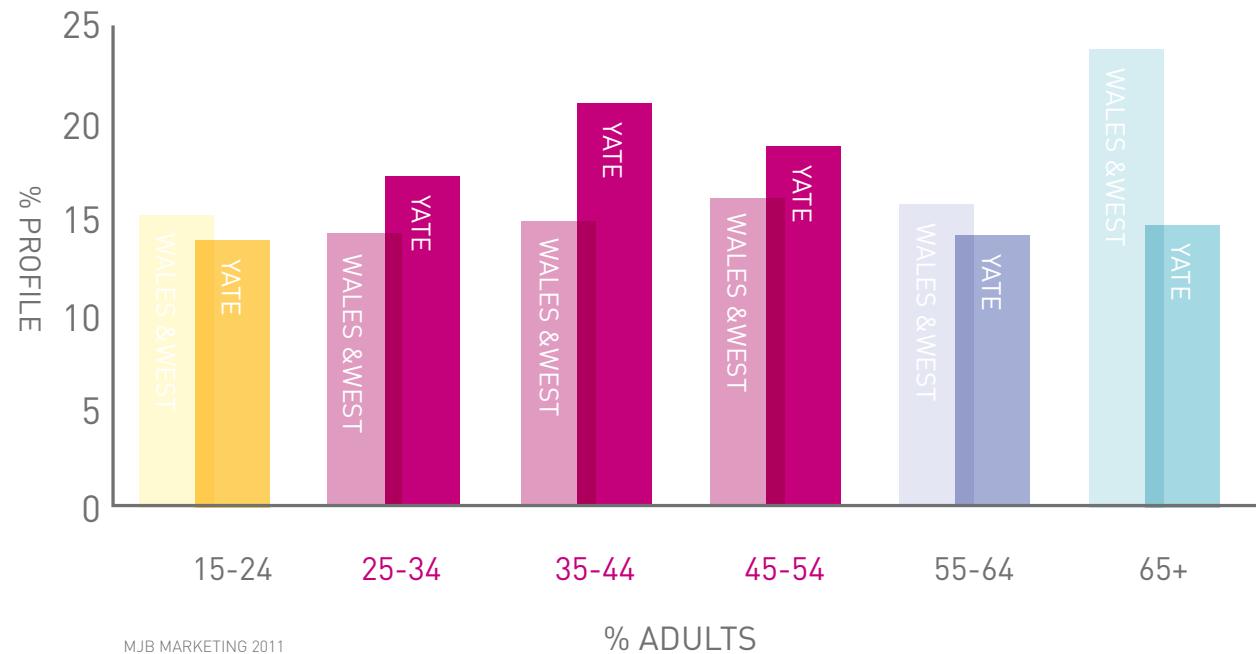




VITAL STATISTICS

- 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

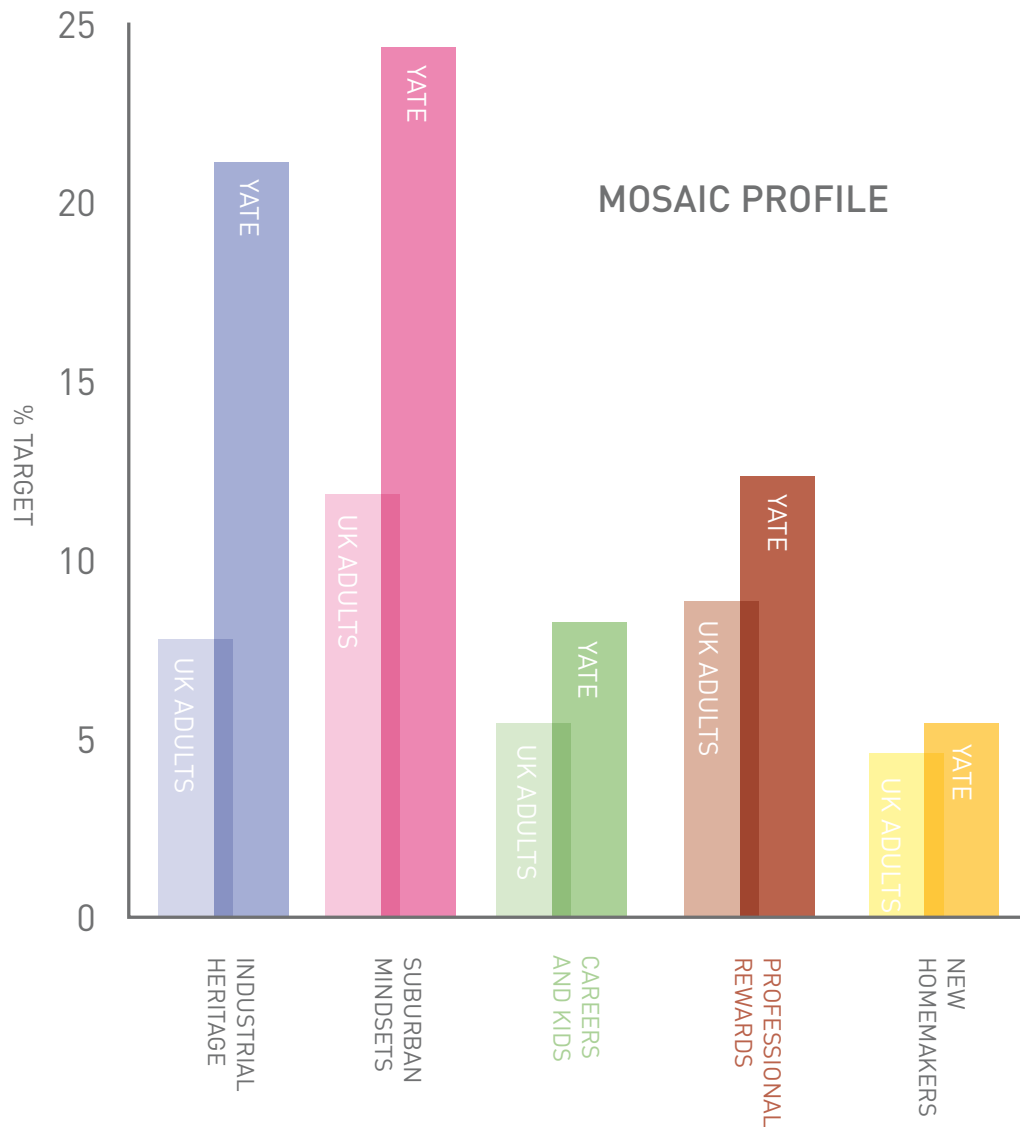
AGE PROFILE



MJB MARKETING 2011



FOOTMARKS



Major affluent MOSAIC groups located in immediate catchment

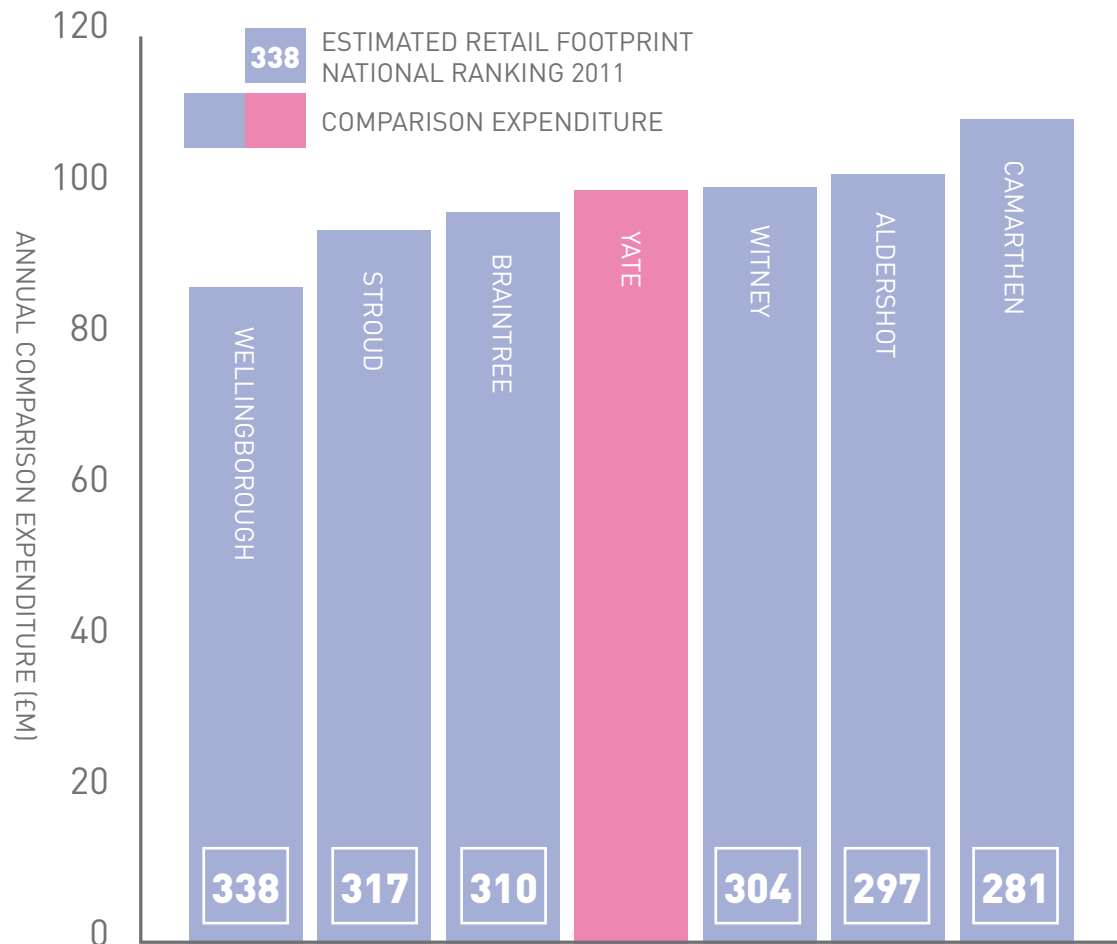
Careers & Kids

- 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

FOOTPRINT



POST DEVELOPMENT BENCHMARK CENTRES

ORC 2005, CACI 2011

- Based on its existing retail offer and comparison goods spend, Yate sits alongside Market Harborough, Dewsbury, Dover and Newmarket in the UK retail hierarchy.
- Following the construction of the new Tesco store and large retail units, Yate's projected comparison spend rises to £99.6m, placing it above Wellingborough and Stroud, and in direct comparison with urban centres including Witney, Braintree, Aldershot and Camarthen.



BEST FOOT FORWARD

- New 50,000 sq ft with flexible options to create four large retail units
- 110,000 sq ft Tesco opening October 2011
- 1,550 free car parking spaces in the town centre
- Adjacent to bus and taxi interchange



110,000 sq ft
TESCO
Extra
opening
October 2011

50,000
sq ft large
retail units

1,550
free car
parking spaces

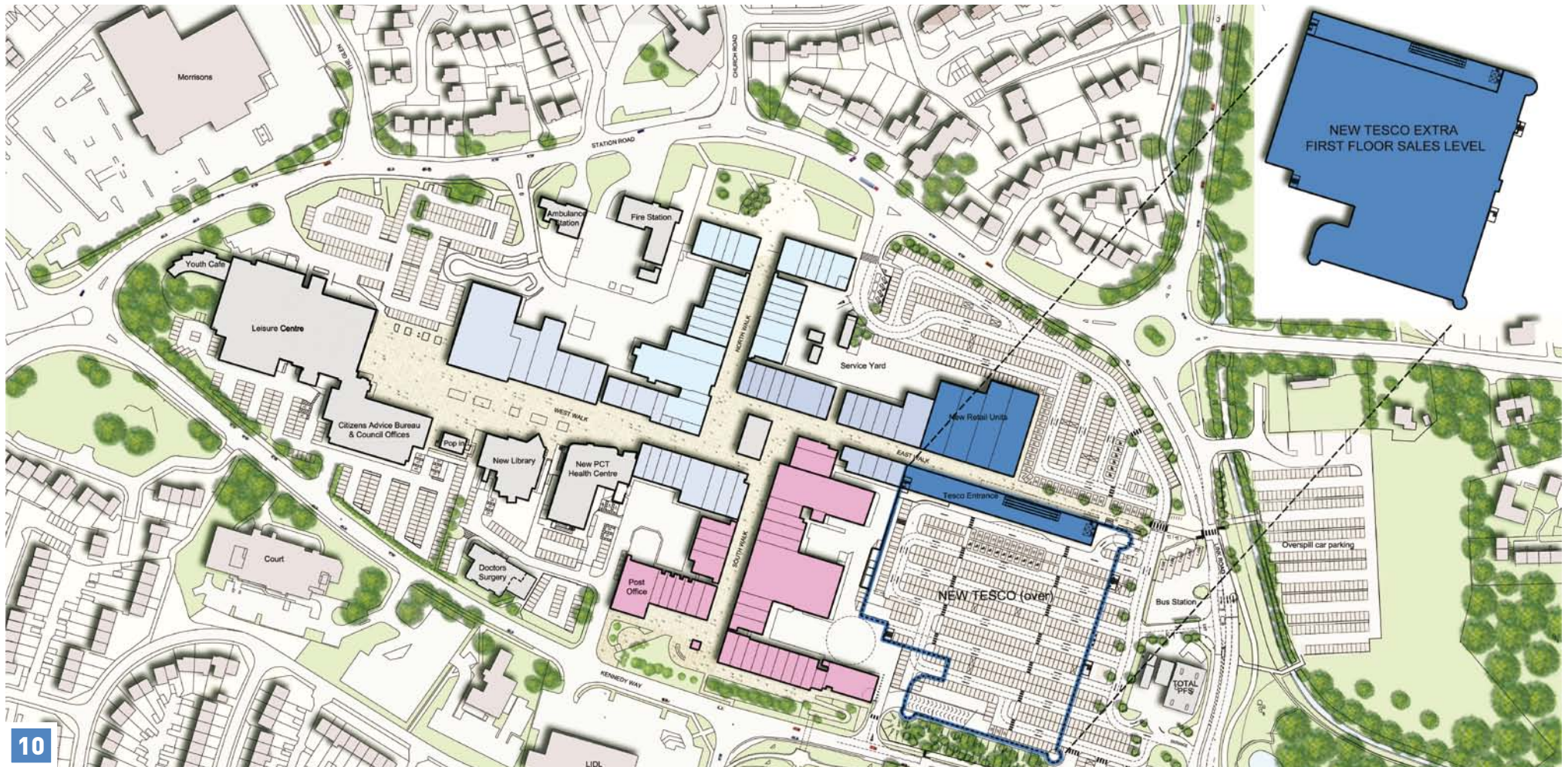


M&S SIMPLY FOOD

MARKS & SPENCER
SIMPLY FOOD

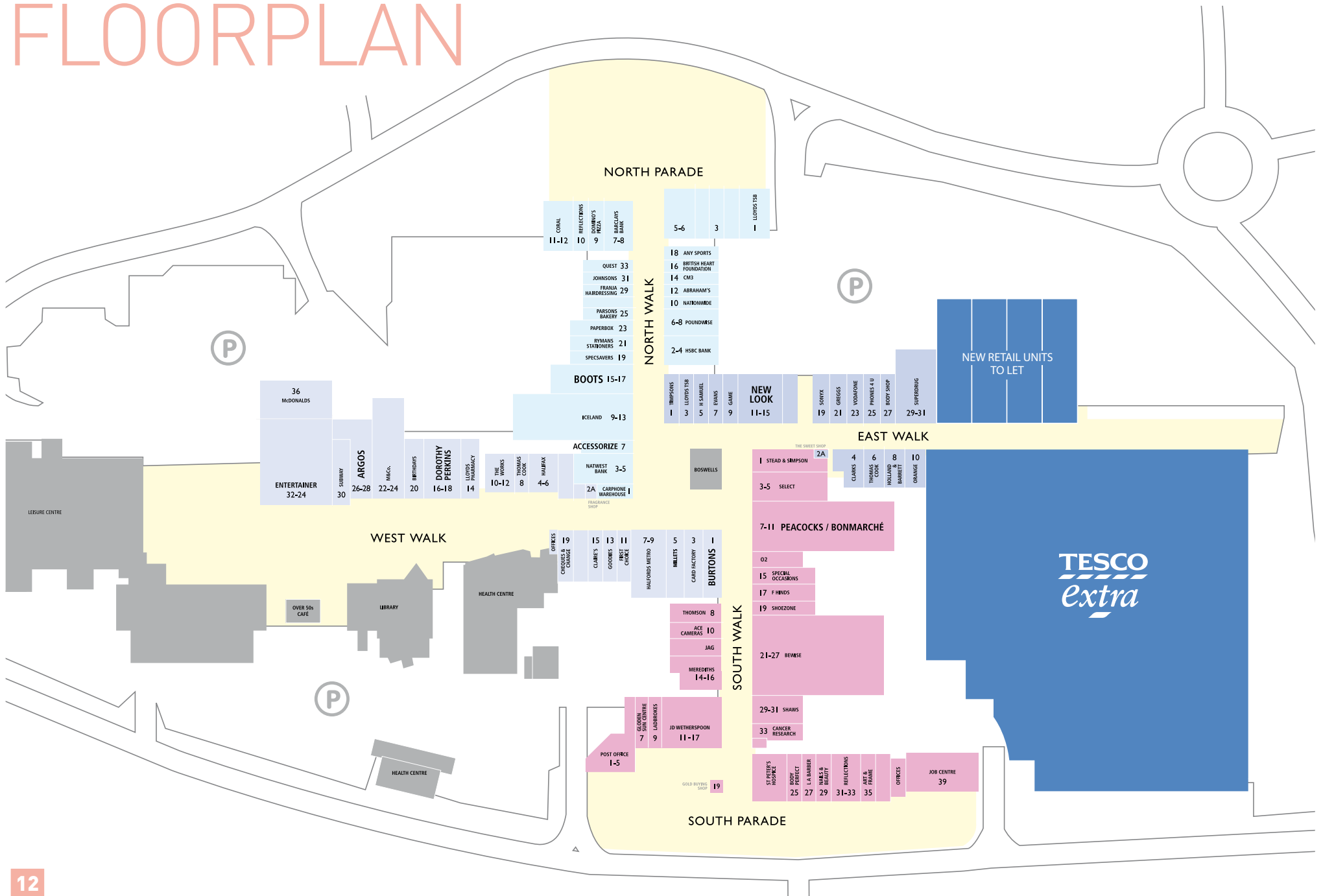


NEW FOOTPLATES





FLOORPLAN





Accessorize

Argos



BURTON

Clarks

DOROTHY PERKINS

GAME



PEACOCKS



Superdrug

TESCO Extra

NEXT STEP



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YATE

SHOPPING
CENTRE