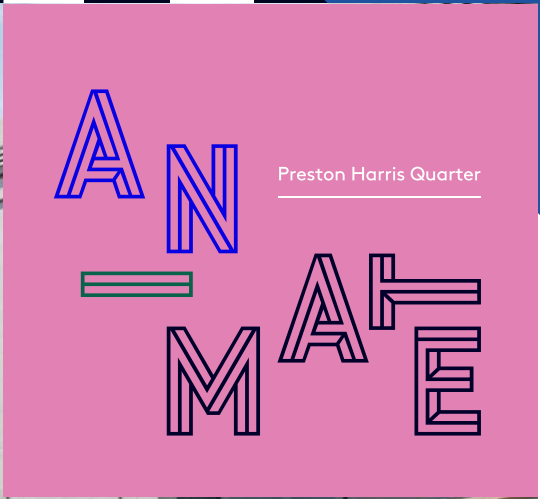


PRESTON CITY CENTRE MIXED USE LEISURE SCHEME



ANCHORED BY



cosmo

las IGUANAS

hollywood bowl



LOUNGERS

RESTAURANTS, STREET FOOD HUB,
AND COMPETITIVE SOCIAL UNITS
TO LET. TARGET P.C. Q4 2024.
TARGET P.C. Q4 2024.

THE WHY

- Despite a city population of 250,000 and a catchment of 700,000 within a 20 minute drive time, the restaurant offer in Preston is massively under provided for. Preston is the North West's third largest city, which the PWC "Good Growth Index" ranks as one of the most rapidly improving urban areas.
- The Animate leisure hub could not be more centrally located, sitting next to the refurbished and recently enclosed Victorian Market Hall and Events area. A few minutes' walk away is The Harris, a Grade 1 listed museum and fine art gallery.
- Animate is a short distance walk from both the prime shopping pitch at the St George's Shopping Centre and the City Campus of the University of Central Lancashire, which is home to 38,000 students and staff.

PRESTON RANKS 4TH IN THE NORTH WEST SPEND POTENTIAL

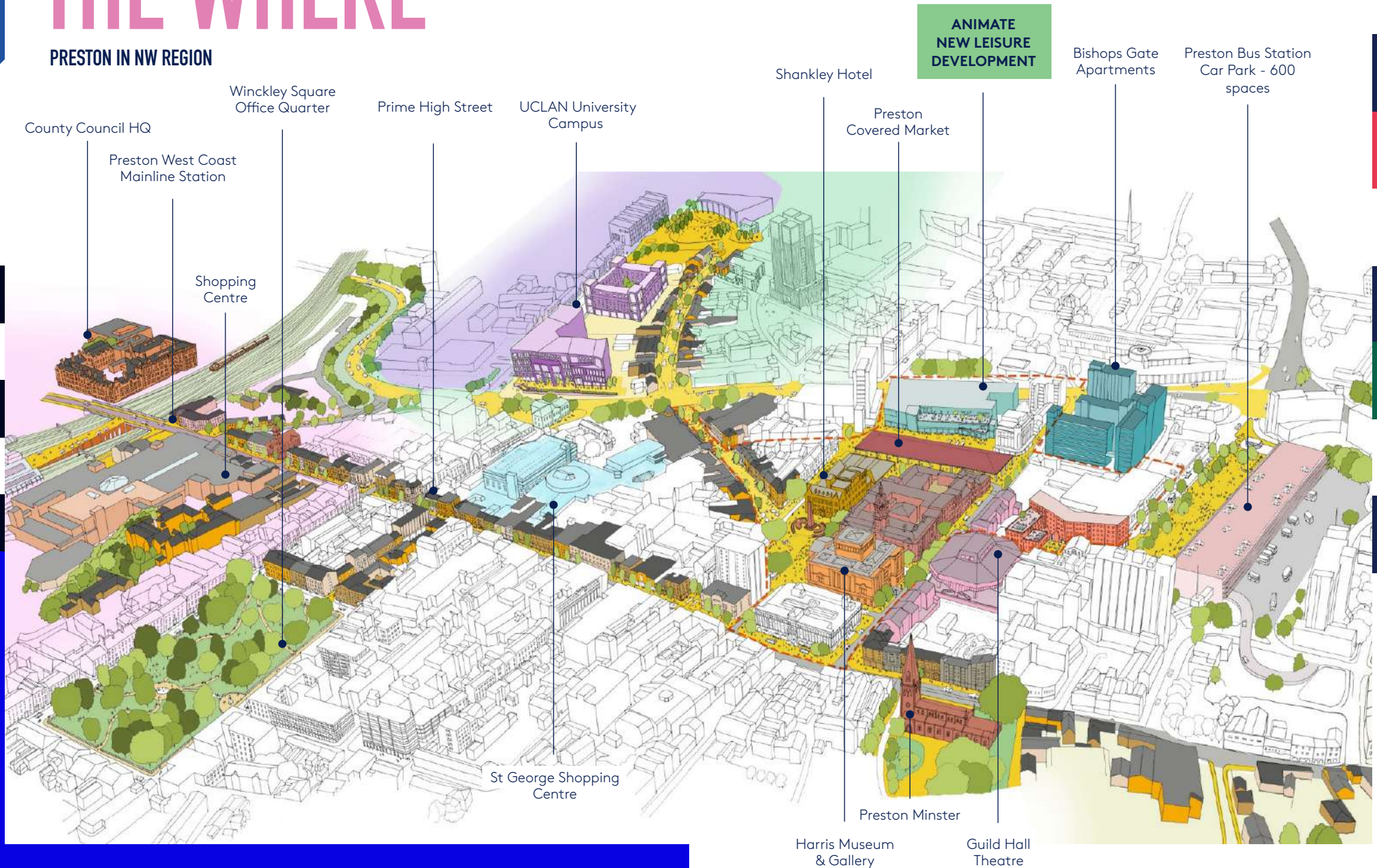
Rank	Leisure Destination	Weighted Leisure Spend Potential (€m)
1	Liverpool	574.9
2	Manchester	554.2
3	Chester	142.7
4	Preston	125.4
5	Lancaster	88.2
6	Bolton	85.9
7	Bury	84.1
8	Warrington	83.2
9	Trafford Centre	80.9
10	Blackpool	74.9
11	Wigan	73.7
12	Stockport	68.8

A recent study by CACI showed Preston in the top 5 of small City Centres in the UK. It is one of the most dominant leisure markets when compared to other City Centres in the UK. Spend potential is 4% above Swansea and 27% above Hull.

CACI

THE WHERE

PRESTON IN NW REGION



THE WHAT

Animate will be anchored by The ARC Cinema (8 screens), Hollywood Bowl, Las Iguanas, Zizzi and Cosmo restaurants on an elevated south facing terrace, all sat above a 164 car park. Unit 2 is also now let to Loungers. This just leaves Restaurant Unit 4, the Street Food Hub Unit 6 and the Competitive Socialising Unit (CSU) available to let.

The CSU will offer 10,140 sq. ft. The majority of the CSU has a floor to soffit height in excess of 7m with the remaining area at c.4.4m. It will have window frontage overlooking the restaurant terrace, Market Hall with views down Orchard Street to the St. Georges Shopping Centre. A stair and dedicated lift access is located adjacent to the car park entrance allowing for minimal travel from car to venue. The City Bus Station with its 600 space car park is just 5 minutes walk from the venue, so connectivity for all ages and modes of transport is best in class.

We are letting the remaining three units on new leases for 15 to 20 years subject to rent reviews every 5th year. Rents are exclusive of VAT, utilities and the estate service charge levied to cover costs of maintaining and repairing the exterior, service yard, refuse collection and scheme management. The restaurant unit is offered with shop fronts, dedicated external seating areas and a shell interior.



Unit 4	Restaurant	2,835 sq ft
Unit 6	Street Food Hub	5,975 sq ft
Unit 7	Competitive Social	10,075 sq ft plus vertical circulation areas

RING WAY (A59) NORTHBOUND

RING WAY (A59) SOUTHBOUND

RING WAY (A59) NC

RING WAY (A59) SC

Existing Retaining Wall

New permanent service access to Lowthian House

Lime House

Ribchester House

164 Parking Spaces

Area = 46,945 sqft

Unit 1 (Bowling) Access: 1,960 sqft

Service Yard Personnel Facilities 525sqft

Generator Room

LV Switch Room

Car Park Escape

Refer to Walshman's M&E Strategy for detailed plant and services layout.

KEY

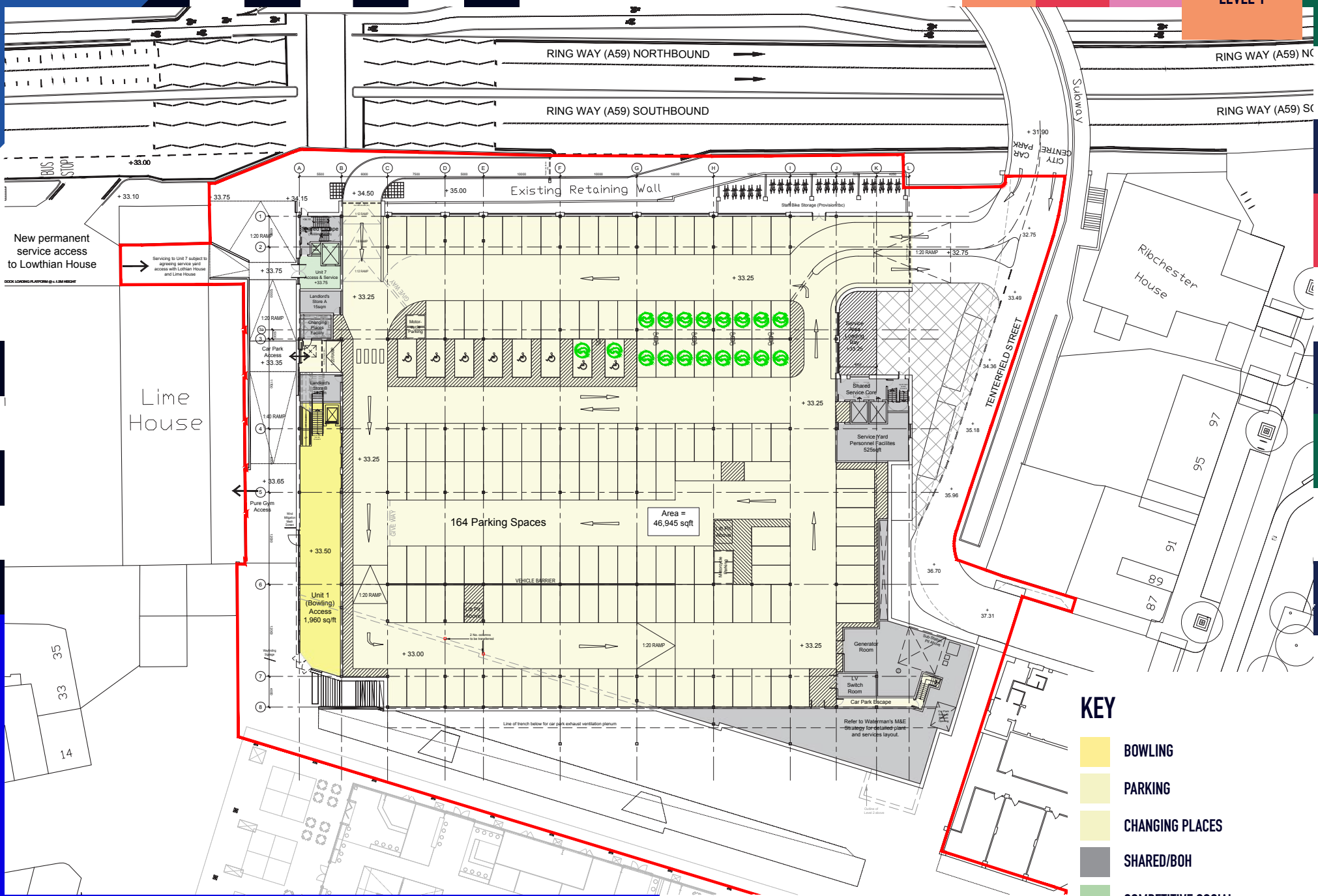
BOWLING

PARKING

CHANGING PLACES

SHARED/BOH

COMPETITIVE SOCIAL



RING WAY (A59) NORTHBOUND

RING WAY (A59) NC

RING WAY (A59) SOUTHBOUND

RING WAY (A59) SC

+ 37.50

+33.00

Existing Retaining Wall

Lime House

hollywood bowl

Unit 2
LOUNGERS
5,575 sqft



UNIT 4
TO LET

Unit 5
Restaurant
4,080 sqft

UNIT 6
TO LET

New Substation
15m x 30m

Cinema Access Lobby
1,110 sqft

Cinema Access

Ribchester House

TENTERFIELD STREET

95

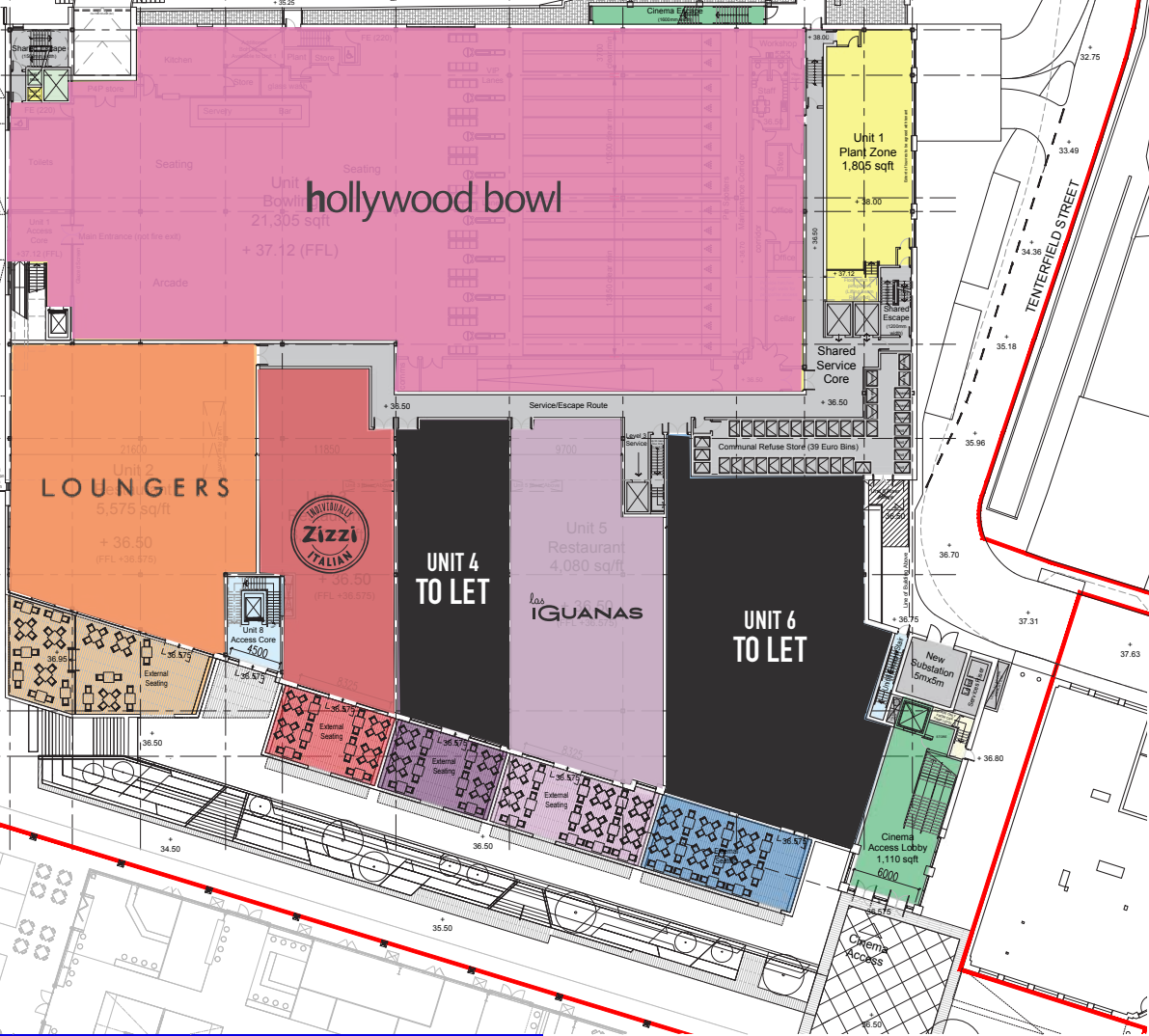
97

91

89

87

- UNIT 2, 3, 4 & 5 - RESTAURANTS
- UNIT 6 - STREET FOOD HUB
- SHARED/BOH



RING WAY (A59) NORTHBOUND

RING WAY (A59) SOUTHBOUND

RING WA

Existing Retaining Wall +36.75

Lime House

UNIT 7
CSU TO LET

**THE ARC
CINEMA**

8 Cinema (Layout TBC) 25,560sqft

Cinema Lobby
3,375sqft

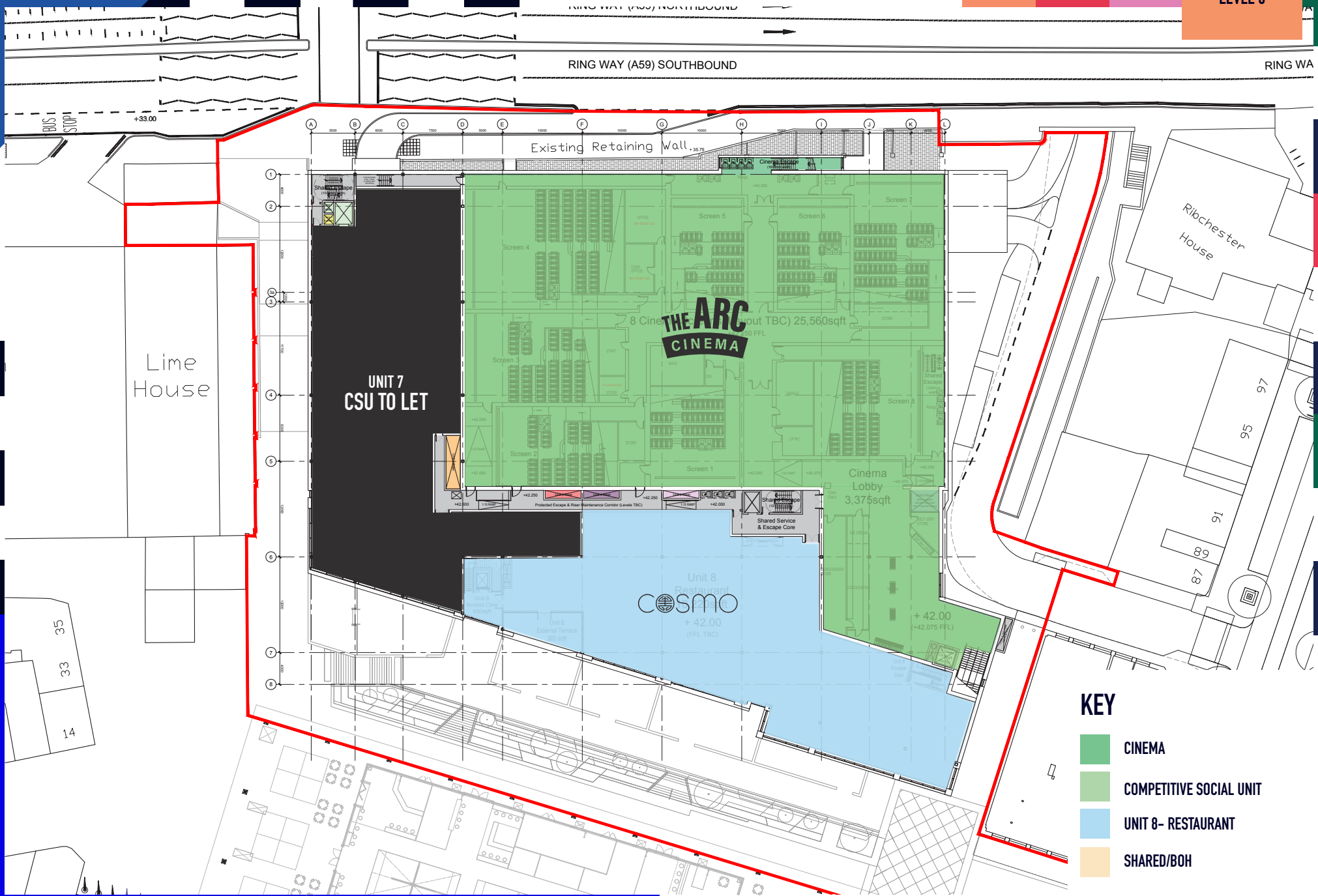
Unit 8
Restaurant
COSMO
+42.00
(FPL TBC)

Ribchester House

95 97
16
89
87

KEY

- CINEMA
- COMPETITIVE SOCIAL UNIT
- UNIT 8 - RESTAURANT
- SHARED/BOH



**PRACTICAL COMPLETION
IS TARGETED FOR Q4 2024**



THE WHO AND THE WHEN

The scheme is funded and will be retained by Preston City Council so will be built with the care and pride befitting of the largest and most important development undertaken by the council for decades. The scheme is being delivered by Bamber Bridge based, Maple Grove Developments and Eric Wright Construction.

Construction works commenced in January 2023 with completion due late 2024.

Letting Agents are:



+ **John Brady, Bradys**

John@bradys.co.uk

Tel: 01772 957 619

Mob: 07836 787740



SMITHYOUNG

+ **James Fox, Smith Young**

james.fox@smithyoung.co.uk

Tel: 0161 233 5685

Mob: 07702 974734



A development by Maple Grove Developments on behalf of Preston City Council