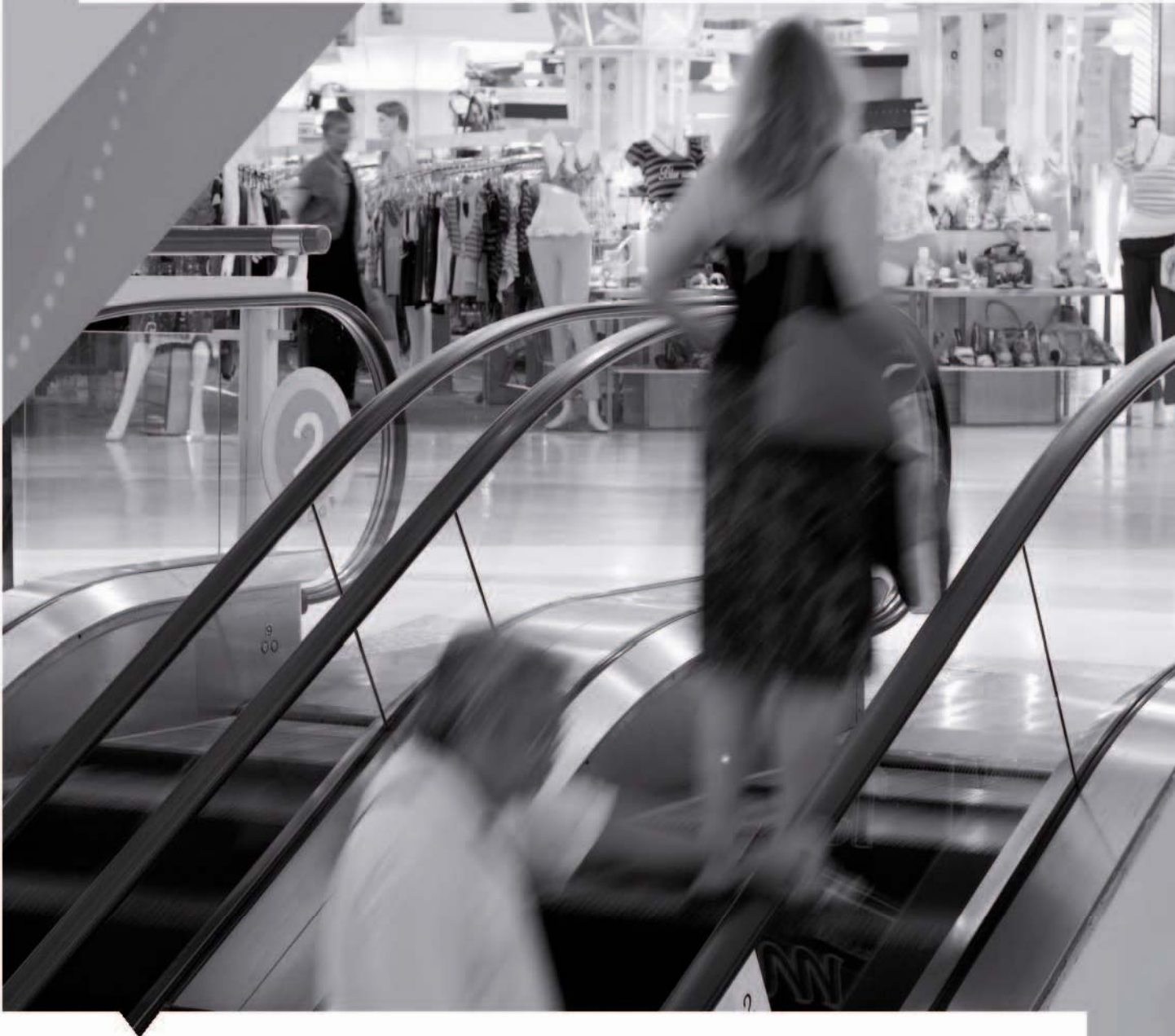


alder king

PROPERTY CONSULTANTS



Retail & Leisure Directory

- Winners of the 2009 EGi Most Active Agent in the South West Award
- Winners of the 2007 EG Property Adviser of the Year, South West award
- Winner of the South West Commercial Property Retail Agency Team of the Year Award 2007



Bristol 0117 317 1000
Swindon 01793 615477

London 020 7493 9151
Taunton 01823 444879

Cardiff 029 2022 0000
Exeter 01392 353080

Gloucester 01452 623290
Truro 01872 222174

Bristol

Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA
T:0117 317 1000
F:0117 317 1001

Cardiff

Windsor House
Windsor Lane
Cardiff CF10 3DE
T: 029 2022 0000
F: 029 2022 0022

Gloucester

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA
T: 01452 623290
F: 01452 623291

Swindon

5 Little London Court
Old Town
Swindon
SN1 3HY
T: 01793 615477
F: 01793 610385

Taunton

4 Heron Gate
Hankridge Way
Taunton
Somerset
TA1 2LR
T: 01823 444879
F: 01823 443877

Exeter

Endeavour House
Pynes Hill
Exeter EX2 5WH
T: 01392 353 080
F: 01392 353 081

Truro

Chy Nyverow
Newham Road
Truro
Cornwall TR1 2DP
T: 01872 222174
F: 01872 222820

OUR SERVICES

- ▶ Asset Recovery
- ▶ Building Consultancy
- ▶ Development & Regeneration
- ▶ Energy Performance Certificates
- ▶ Expert Witness
- ▶ Industrial Agency
- ▶ Investment Agency
- ▶ Landlord & Tenant
- ▶ Lender Support Services
- ▶ Office Agency
- ▶ Planning Consultancy
- ▶ Project Management
- ▶ Property & Facilities Management
- ▶ Public Sector
- ▶ Rating
- ▶ Residential Development Land Agency and Consultancy
- ▶ Retail & Leisure Agency
- ▶ Telecom Services
- ▶ Valuation Services

December 2010

► CONTENTS

PART 1	CLIENT REQUIREMENTS
PART 2	SHOPPING SCHEMES
PART 3	HIGH STREET SHOPS NATIONWIDE
PART 4	A3/A4, LEISURE & HOTEL OPPORTUNITIES

► KEY

LH	-	LEASEHOLD
FH	-	FREEHOLD
PAX	-	PER ANNUM EXCLUSIVE
RETAIL AREA	-	NET TRADING AREA CALCULATED IN ACCORDANCE WITH THE LATEST RICS CODE OF MEASURING PRACTICE

Subject to Contract
All Figures Quoted are Exclusive of VAT

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Part 1

Client Requirements

Alder King act on behalf of a range of clients to identify suitable retail premises for them across the UK. Please contact us directly for specific details of the requirements we are currently working on.

- ▶ For Moben/Dolphin/Sharps requirements please contact Douglas Paull on 0117 317 1090.



- ▶ For Coffee#1 requirements in the South West/South Wales please contact Douglas Paull on 0117 317 1090.



Part 2

Shopping Schemes

ASHINGTON, WEST SUSSEX, A24

Roadside development site for sale comprising approximately 0.91 ha (2.24 ac). Prominent location situated with frontage onto A24, main commuter route between West Sussex and London. Planning consent for petrol station, restaurant and vehicle parking. Potential for alternative uses subject to planning.

CONTACT: Claire Stretton on 0117 317 1077



BRIDGWATER – STOCKMOOR VILLAGE

Retail units to let in a new mixed use development. The site provides an allocation for approximately 1,460 new homes, a new school, a parade of shops and various community sites.

The retail space in the new village centre will serve the entire south Bridgwater development and is expected to attract shoppers from nearby Bridgwater which has a population of approximately 37,000, the adjoining North Petherton suburb which has an approximate population of approximately 5,200, as well as the nearby business parks.

Six units available, from 93 sq m (1,000 sq ft) and an anchor store of 325 sq m (2,500 sq ft)

CONTACT: Douglas Paull on 0117 317 1090



BRISTOL – WILLOW BROOK, BRADLEY STOKE

A popular retail development anchored by a 11,752 sq m (126,500 sq ft) Tesco Extra with a covered mall of retail units comprising approximately 2,371 sq m (25,520 sq ft), 1,830 sq m (19,700 sq ft) of Town Square Units and an external terrace of six non food retail warehousing units covering 6,968 sq m (75,000 sq ft), including mezzanine cover.

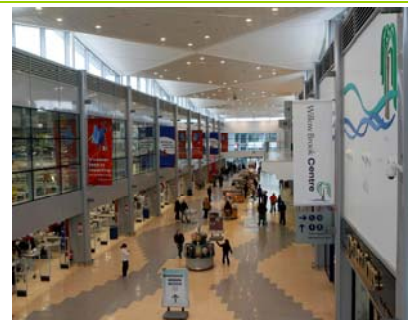
Occupiers include Brantano, Pets at Home, Peacocks, Poundstretcher, Boots, Carphone Warehouse, Specsavers, Shoe Zone, Card Factory, Costa Coffee, Subway, KFC and Greggs.

Only two units available:

MU2 – 165 sq m (1,777 sq ft)

NFR3 – 745 sq m (8,017 sq ft)

CONTACT: Douglas Paull on 0117 317 1090/Claire Stretton on 0117 317 1077



CHIPPENHAM – GLADSTONE PARADE

A new retail development of ground floor retail units located in Chippenham town centre just off the Market Place, adjacent to the library and opposite the bus station. Frontage to Gladstone Road with a 3 storey residential complex above

186 sq m (2,000 sq ft) to 650 sq m (7,000 sq ft)

LH or FH

CONTACT: Alison Williams on 01793 428102

**COWBRIDGE – HIGH STREET**

Proposed retail mixed use development, subject to planning, including foodstore pre-let to Waitrose, and unit shopping. Units 93 sq m (1,000 sq ft) – 278 sq m (3,000 sq ft).

CONTACT: Claire Stretton on 0117 317 1077

FALMOUTH – DISCOVERY QUAY

Discovery Quay is an exclusive mixed use waterside development, adjacent to the National Maritime Museum and Falmouth marina. Occupiers include Pizza Express, Musto Clothing, Weird Fish Clothing, Chatham Marine and Harvey's Wharf Brasserie.

Phase 1 fully let

CONTACT: Dominic Rosenbaum on 01392 353080/Howard Williamson 01872 227174

**FALMOUTH – DISCOVERY QUAY****Phase II**

This is the next proposed phase of development at Discovery Quay, which is an exclusive mixed use waterside development adjacent to the National Maritime Museum and Falmouth Marina.

Plans are being progressed for 2,323 sq m (25,000 sq ft) A1/A3/A4 plus hotel, cinema and apartments.

Expressions of interest now being invited.

CONTACT: Dominic Rosenbaum on 01392 353080/Howard Williamson 01872 227174

**GLOUCESTER – ST OSWALD'S PARK**

St Oswald's Retail Park is a key retail destination on the West side of Gloucester with occupiers including Tesco, B & Q, Comet, JJB Sports, SCS, Frankie & Benny's, Argos and Homesense.

One unit remaining of 147.7 sq m (1,590 sq ft).

CONTACT: John Hawkins on 01452 627135



GLOUCESTER – WHITTLE SQUARE

A mixed use development adjacent to the newly built Tesco, Esporta Health and Racquets Club, Whittle Inn and Premier Travel Inn.

The design provides flexible accommodation arranged around a central square, catering for all retail and leisure needs, together with some 200 residential properties. Construction begins on site in 2010.

New units available from 92.9 sq m (1,000 sq ft) to 2,375 sq m (25,564 sq ft).

Open A1-A5 uses.

CONTACT: John Hawkins on 01452 627135 / Douglas Paull on 0117 317 1090

**STROUD – MERRYWALKS SHOPPING CENTRE**

Units are available in Merrywalks, Stroud's premier covered shopping centre. The 18,580 sq m (200,000 sq ft) retail and leisure scheme has a dedicated multi-storey car park and its principal retail tenants include Argos, Wilkinson, New Look, Clinton Cards, Hinds Jewellers, Select Fashion, Halfords, Phones 4 U, Home bargains and O2.

Units available from 46.45 sq m (500 sq ft).

CONTACT: Douglas Paull on 0117 317 1090

**STROUD – MERRYWALKS SHOPPING CENTRE**

Phase II

Merrywalks was extended in 2005 and tenants included a six screen Apollo cinema, 18 lane bowling complex and supporting retail/leisure units, two of which have since been let to Halfords and Dominos Pizza.

The remaining units, Units D and G are adjacent to the Apollo Cinema.

A3/D2 Units from 123 sq m (1,324 sq ft) to 978 sq m (10,527 sq ft)

CONTACT: Douglas Paull on 0117 317 1090

**SHEFFIELD – LONDON ROAD, THE FORGE**

The Forge has been developed by Unite Group to provide student accommodation incorporating prominent retail/showroom space at ground floor level.

Existing tenants within the development include Sainsbury's and Subway.

One unit remains, available individually or combined.

Unit 1 295 sq m (3,175 sq ft)

CONTACT: Douglas Paull on 0117 317 1090



SHEPTON MALLET – TOWNSEND SHOPPING PARK

Townsend Shopping Park comprises 10,740 sq m (115,600 sq ft) GIA of retail space and benefits from an Open A1 planning consent. The scheme is anchored by a 6,095 sq m (65,600 sq ft) Tesco food store generating significant footfall. There is a strong tenant line-up including New Look, Laura Ashley, PamPurred Pets, Boots and Argos, with tenants trading above expectations. There are 655 on site car parking spaces providing 2 hours free parking. The retail catchment is in excess of 175,000 people within a 25 minute drive-time.



Three units are available in sizes of : 142.6 sq m (1,535 sq ft); 371.6 sq m (4,000 sq ft); 213.15 sq m (2,295 sq ft)

CONTACT: Claire Stretton on 0117 317 1077

STOKE POGES – TABARD SQUARE

Tabard Square is a new District Centre including a health centre, 42 flats with resident parking and two retail units earmarked for a pharmacy and post office. The Centre also comprises a retail unit offering up to 1,115 sq m (12,000 sq ft) at ground floor level with 32 basement and 10 surface level customer car parking spaces.

Approx. 415 sq m (4,467 sq ft) is under offer to a national convenience store operator.

Retail unit(s) available to let up to 525 sq m (5,651 sq ft).

CONTACT: Claire Stretton on 0117 317 1077

**SWINDON – KEMBREY PLACE**

Kembrey Place will be a superb new two-storey facility designed and purpose-built exclusively for businesses involved primarily in the D1 health and care markets. The building is fully compliant with the Healthcare Commission and Disability Discrimination Act. With a gross internal area of circa 1,672 sq m (18,000 sq ft), this flexible space is available as a whole or in a range of customized self-contained suites. Bespoke features are provided on request including central reception and hygiene facilities. Glazed frontage displays are also available at ground floor level to provide high visibility and real presence.



Units/suites up to 1,672 sq m (18,000 sq ft).

Available as a whole or in smaller suites.

CONTACT: James Gregory on 01793 428106

TROWBRIDGE – CASTLE PLACE SHOPPING CENTRE

A mixed use town centre shopping centre including a market hall, office space and a leisure centre. Principal tenants include Wilkinson's Hardware Store, Greggs, JD Wetherspoon, and Martins the newsagents.

Net internal 6,764 sq m (72,830 sq ft)

Unit 24 is currently vacant with a floor area of 1,232 sq ft.

CONTACT : Douglas Paull on 0117 317 1090 or

Charles Russell-Smith on 0117 317 1043



Part 3

► High Street Shops Nationwide

ADDRESS	RETAIL AREA sq m (sq ft)	TENURE	RENT PAX//PRICE	CONTACT / STATUS
Bideford 1 Stanhope Terrace Northam Road	139.4 (1,499)	FH	£175,000	Dominic Rosenbaum on 01392 353093 SOLD
Bristol Willow Brook Centre, Bradley Stoke	MU2 165.1 (1,777) NFR3 744.8 (8,017)	LH LH	On application On application	Douglas Paull on 0117 317 1090
Bristol 4 Bradley Pavilions, Bradley Stoke	86.87 (935)	LH	£19,000	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol 13 Druid Hill, Stoke Bishop	70.5 (759)	LH	On Application	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol 55 The Horsefair	282.3 (3,038)	LH	£65,000	Douglas Paull on 0117 317 1090 LET TO COCO ACCESSORIES
Bristol 24 Canford Lane, Westbury on Trym	104.42 (1,124)	LH FH	On Application	Douglas Paull on 0117 317 1090
Bristol King Square Studios	139.4 (1,500) A1 to A3, D1 and D2 consents	LH	On Application	Douglas Paull on 0117 317 1090
Bristol Nelson Street	181 (1,915)	LH	On Application	Douglas Paull on 0117 317 1090
Bristol 209 North Street, Bedminster	84.46 (909)	LH	£18,500	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol 61 Park Street	168.82 (1,818) Available on flexible terms, subject to status	LH	£28,000	Douglas Paull on 0117 317 1090

ADDRESS	RETAIL AREA sq m (sq ft)	TENURE	RENT PAX//PRICE	CONTACT / STATUS
Bristol 73 Park Street	78.78 (848)	LH	£57,000	Douglas Paull on 0117 317 1090 TEMP LET TO THE LAST BOOKSHOP
Bristol 18 Portland Street	182.79 (2,320)	LH	On Application	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol Portwall Place	Unit 1 – 42.19 (454) Unit 2 – 91.54 (985) Unit 3 – 68.49 (737)	LH LH LH	£11,000 £18,000 £14,000	Douglas Paull on 0117 317 1090 Unit 3 – LET
Bristol 22 Regent Street, Kingswood	47.91 (515) A2 consent Incentives available – subject to status	LH	£9,250	Douglas Paull on 0117 317 1090
Bristol 5 Rupert Street, Nelson House	99.5 (1,072)	LH	On Application	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol 25-27 Stokes Croft	Ground Floor 267.8 (2,883) Mezzanine 29.9 (321) First Floor 30.2 (325) (Offices)	Long LH LH	£170,000 £19,000	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol Temple Quay – Unit 3, The Square	113 (1,216) Incentives available, subject to status	LH	£22,000	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol The Eye, Temple Quay	175 (1,883) A1/A2/A3 uses	LH	£42,000	Douglas Paull on 0117 317 1090
Bristol 7 & 8 The Square, Staple Hill	Unit 7 – 47.81 (514) Unit 8 – 47.81 (514)	LH LH	£11,000 £13,000	Douglas Paull on 0117 317 1090 UNIT 7 – LET
Bristol 341 Two Mile Hill Road	Ground Floor 66.7 (718) First Floor 43.5 (468)	LH FH	£11,250 On application	Douglas Paull on 0117 317 1090 UNDER OFFER

Bristol Unit 3-4 Transom House, Victoria Street	167.23 (1,800)	LH	£28,000	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol Unit 8 Transom House, Victoria Street	83.6 (900)	LH	£14,000	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol Unit 2, Unite House, Frogmore Street	127.9 (1,377)	LH	£30,000	Douglas Paull on 0117 317 1090 UNDER OFFER
Bristol 48 Whiteladies Road	163.1 (1,756) A1/A3 uses (subject to planning)	LH	On application	Douglas Paull on 0117 317 1090 UNDER OFFER
Burnham-on-Sea 15/19 Regent Street	Ground Floor 344.2 (3,705) First Floor 235.9 (2,539) Second Floor 153.6 (1,653) Will divide	LH	£56,500	Douglas Paull on 0117 317 1090 A1 consent, subject to planning
Cardiff 49 Broadway, Roath	111 (1,195)t	FH	£110,000	Keri Harding-Jones on 02920 391468 SOLD
Cardiff 16 Queen Street	Ground Floor 2,441 (226.8) First Floor 1,272 (118.2) Second Floor 874 (81.2) Basement 652 (60.6) Available on new lease	LH	£143,000	Douglas Paull on 0117 317 1090 TEMP LET TO FUZION TRADING
Cardiff Unit 17 Globe Centre, Albany Road	67.2 (723)	LH	£7,000	Keri Harding-Jones on 02920 391468 LET
Cardiff Unit 20 Globe Centre	40.6 (437)	LH	£4,500 pax	Keri Harding-Jones on 02920 391468
Cardiff 455 Newport Road (former Kwiksave)	1,595 (17,166)	LH	£150,000 pax	Keri Harding-Jones on 02920 391468
Chippenham 8 New Road	100.51 (1,081)	LH	£15,000	Alison Williams on 01793 428102 UNDER OFFER

Exeter 13 Paris Street	117.3 (1,263) Available on Flexible Terms – Revised Rent	LH	£22,000	Dominic Rosenbaum on 01392 353080 UNDER OFFER
Exeter 25 Paris Street	125.7 (1,353) Available on Flexible Terms – Revised Rent	LH	£20,000	Dominic Rosenbaum on 01392 353080 LET
Exeter 31 Sidwell Street	249 (2,684) Available on long term lease	LH	£69,950	Dominic Rosenbaum on 01392 353080 TEMP LET <i>to Home Direct</i>
Exmouth 13 Rolle Street	45.4 (489)	LH	£6,500	Dominic Rosenbaum on 01392 353080 UNDER OFFER
Falmouth 5 Market Strand	246.75 (2,656)	LH	£37,500	Howard Williamson on 01872 227174
Gloucester 194-198 Southgate Street	202.98 (2,184)	FH/LH	£30,000 pa £350,000	John Hawkins on 01452 627135
Gloucester 152 Bristol Road	97.73 (1,052)	FH	£200,000	John Hawkins on 01452 627135 UNDER OFFER
Gloucester 182 Barton Street	134.90 (1,452)	LH	£10,250	John Hawkins on 01452 627135
Gloucester 4 St Aldate Street	211 (2,270)	LH	£25,000	John Hawkins on 01452 627135
Gloucester St Oswald's Park	148 (1,590)	LH	£30 per sq ft	John Hawkins on 01452 627135
Gloucester Unit 2 West Quay	35.58 (383)	LH	£6,000	John Hawkins on 01452 627135
Gloucester Unit 3 West Quay	30.47 (328)	LH	£5,000	John Hawkins on 01452 627135
Gloucester 34 High Street, Stonehouse	50 (539)	FH	£285,000	John Hawkins on 01452 627135
Gloucester 48 Long Street, Wotton Under Edge	82.34 (886.31)	LH	£14,000	John Hawkins on 01452 627135 UNDER OFFER

Gloucester 12 John Street, Coleford	50.35 (542)	FH	£155,950	John Hawkins on 01452 627135
Liverpool Grand Central	85.5-569.7 (920-6,132)	LH	On Application	Douglas Paull on 0117 317 1090
Liverpool 3/5 Lord Street	153.5 (1,652)	LH	£94,000	Douglas Paull on 0117 317 1090
Liskeard 1 Fore Street (former Woolworths)	176 (1,898)	LH	£35,000	Dominic Rosenbaum on 01392 353080 UNDER OFFER
London EC1 122/128 Old Street	93 (1,000)	LH	On Application	Douglas Paull on 0117 317 1090 UNDER OFFER
London E2 239/253 Cambridge Heath Road	Unit 1 – 98 (1,054)	LH	£26,500	Douglas Paull on 0117 317 1090 LET TO PIZZA HUT
London E2 239/253 Cambridge Heath Road	Unit 2 – 93 (1,001)	LH	£25,000	Douglas Paull on 0117 317 1090 UNDER OFFER
London SE1 Lavington Street	325 (3,850)	LH	On Application	Douglas Paull on 0117 317 1090 LET TO TESCO
London N1 Holloway Road	135-372 (1,453-4,000)	LH	On Application	Douglas Paull on 0117 317 1090 LET TO SAINSBURYS
Manchester Piccadilly	1,372 (14,679) – will divide	LH	On Application	Douglas Paull on 0117 317 1090
Marlborough 47 Kingsbury Street	74.34 (800)	LH	On application	Alison Williams on 01793 428102
Neath Unit 3b Angel Place	92.9 (1,000)	LH	£13,650	Keri Harding-Jones on 02920 391468 LET
Neath End Unit, Angel Place	125.3 (1,349)	LH	£20,000	Keri Harding-Jones on 02920 391468
Newcastle Upon Tyne 25 Market Street	406.1 (4,371) Incentives available, subject to status	LH	£130,000	Douglas Paull on 0117 317 1090

Newport Unit 5 Westgate Buildings	GF - 291.72 (3,140) FF - 221.75 (2,387)	LH	£95,000	Douglas Paull on 0117 317 1090
Newton Abbot 1a & 3 Union St	37.4 – 75.6 (403 - 814) 2 adjacent shops – can be let separately or combined.	LH	£6,500 - £14,000	Dominic Rosenbaum on 01392 353080
Newquay 5/7 Gover Lane	Unit 5 – 59.69 (320) Unit 7 – 100.27 (1,079)	LH	£12,000	Howard Williamson on 01872 227174
Pembroke Dock 12/14 Dimond Street	311.7 (3,356)	LH	£25,000	Keri Harding-Jones on 02920 391468
Penzance Knights Warehouse	Shop 1 – 50.5 (543) Shop 2 – 38.1 (410)	LH/FH Variable with incentives	On Application	Howard Williamson on 01872 227174
Penzance 13/14 Market Place	Shop 1 - 50.5 (543) Shop 2 – 38.1 (410)	LH/FH Variable with incentives	On Application	Howard Williamson on 01872 227174
Penzance 69/70 Morrab Road	30 (322.93) retail/office 2.85 (30.73) inner office 3.70 (39.88) storage	LH	£9,000	Howard Williamson on 01872 227174
Penzance 6 Green Market	48.97 (527)	LH	£16,000	Howard Williamson on 01872 227174
Penzance 42 Market Jew Street	33.9 (365.4) retail/ office	LH	£6,000	Howard Williamson on 01872 227174
Plymouth 3 Old Town Street	94.5 (1,018)	LH	£48,000	Dominic Rosenbaum on 01392 353080
Plymouth 107 Armada Way	110 (1,184)	LH	£65,000	Dominic Rosenbaum on 01392 353080 TEMP LET
Plymouth Cobourg Street	307-752 (3,300-8,100)	LH	On Application	Douglas Paull on 0117 317 1090 Dominic Rosenbaum 01392 353080 LET TO TESCO
Plymouth 80 Royal Parade	249 (2,678) INCENTIVES AVAILABLE	LH	£75,000	Douglas Paull on 0117 317 1090 Dominic Rosenbaum on 01392 353080
Plymouth 84 Royal Parade	178 (1,913) INCENTIVES AVAILABLE	LH	£65,000	Dominic Rosenbaum on 01392 353080

Plymouth 4 Roborough District Centre		LH	£30,000	Dominic Rosenbaum on 01392 353080 LET TO WARRENS BAKERY
Poole Corfe House	599 (6,450) Incentives available	LH	On Application	Douglas Paull on 0117 317 1090
Redruth Palm Oasis New Portreath Road	Total floor area approx 472.22 (5,083)	FH	£200,000	Howard Williamson on 01872 227174
Sheffield London Road, The Forge, Units 1 & 2A	Unit 1 - 295 (3,175) Unit 2a - 76 (821) LET TO GREGGS	LH LH	On Application On Application	Douglas Paull on 0117 317 1090 UNIT 1 UNDER OFFER LET
St Austell Gover Road	1,858 (20,000) mezzanine plus some ground floor space	FH	On Application	Howard Williamson on 01872 227174
St Austell 15 Trinity Street	37.8 (411.8)	LH	£5,500	Howard Williamson on 01872 227174
Stroud 1 – 2 King Street (former Woolworths)	4,645 (50,000) On four floors	LH	On Application	Douglas Paull on 0117 317 1090 GROUND FLOOR LET to 99P STORES - TWO FLOORS REMAINING
Stroud – Merrywalks Centre Unit 52	GF 139.5 (1,502) GF Anc 25.25 (272)	LH	£34,000	Douglas Paull on 0117 317 1090
Stroud – Merrywalks Centre Unit 6	90.63 (976)	LH	£22,500	Douglas Paull on 0117 317 1090
Stroud – Merrywalks Centre Unit 29	97 (997)	LH	£32,500	Douglas Paull on 0117 317 1090
Stroud – Merrywalks Centre Unit 26-28	53.05 (571)	LH	£13,250	Douglas Paull on 0117 317 1090
Stroud – Merrywalks Centre Unit 30/31	48.2 (519)	LH	£16,750	Douglas Paull on 0117 317 1090 LET TO HATTON GOLDSMITHS

Stroud – Merrywalks Centre Unit 34	53.5 (576)	LH	£17,500	Douglas Paull on 0117 317 1090 TEMP LET TO CARD CONNEXIONS
Stroud – Merrywalks Centre Unit 36	57.6 (620)	LH	£14,500	Douglas Paull on 0117 317 1090 LET TO THE APPLE ORCHARD
Stroud – Merrywalks Centre Unit 60-61	Restaurant / Leisure Unit 977.99 (10,527)	LH	On application	Douglas Paull on 0117 317 1090
Swansea Former Shorepebbles Restaurant, St Helens Road		LH	£15,000	Keri Harding-Jones on 02920 391468
Swindon 38 Canal Walk, Brunel Shopping Centre	116 (1,252) Incentives available, subject to status	LH	£55,000	Alison Williams on 01793 428102
Swindon 16 Commercial Road	129.79 (1,397)	FH	On application	Alison Williams on 01793 428102
Swindon 128 Commercial Road	82.23 (885)	LH	On application	Alison Williams on 01793 428102
Swindon Papermakers House, Rivenhall Road	970 (3,669)	LH	On application	Alison Williams on 01793 428102
Swindon 45 Regent Street	99.03 (1,066)	FH/LH	On Application	Alison Williams on 01793 428102 UNDER OFFER
Swindon 49 -51 Regent Street	414.39 (4,460)	FH/LH	On Application	Alison Williams on 01793 428102
Swindon 31 Havelock Street	49.70 (535)	LH	£16,500	Alison Williams on 01793 428102
Swindon 186 Victoria Road	128.55 (1,400)	LH	£8,000	Alison Williams on 01793 428102
Swindon 9 Wood Street, Old Town	127.92 (1,377)	LH	£18,750	Alison Williams on 01793 428102 UNDER OFFER
Tiverton 38 Bampton Street	118 (1,271)	LH	£13,000	Dominic Rosenbaum 01392 353080

Torpoint Harbour Lights 1 Fore Street	538.19 (5,793)	FH	£530,000	Howard Williamson on 01872 227174
Torquay 107 Union Street	Unit 107 – 68.38 (736) *Newly Refurbished* Temporary Terms Considered Incentives available, subject to status	LH	£23,500	Dominic Rosenbaum on 01392 353080 LET
Treorchy 9 – 10 High Street	100.4 (1,081)	LH/FH	£17,000 LH £225,000 FH	Keri Harding-Jones on 02920 391468
Trowbridge 14 Silver Street	161.09 (1,734)	LH	£20,000	Alison Williams on 01793 428102
Trowbridge 24 Castle Place Shopping Centre	114 (1,232)	LH	£20,000	Douglas Paull on 0117 317 1090 TEMP LET TO CALENDAR CLUB
Truro 13 High Cross	72.35 (779)	LH	£54,500	Howard Williamson on 01872 227174
Truro 4 Frances Street	113.45 (1,221)	FH	£275,000	Howard Williamson on 01872 227174
Wellington 13 High Street	270.8 (2,914)	LH	£18,000	Dominic Rosenbaum 01392 353080
Wellington Tonedale Retail Unit	232 (2,500)	LH	£32,000	Andrew Maynard on 07831 154080
Yate 10 South Walk Yate Shopping Centre	107 (1,152) Incentives available, subject to status	LH	£42,500	Douglas Paull on 0117 317 1090
Ystrad Mynach Unit 2 Pierhead Buildings	29 (312)	LH	£5,500	Keri Harding-Jones on 02920 391468
Ystrad Mynach Unit 5 Pierhead Buildings	492	LH	£6,000	Keri Harding-Jones on 02920 391468

Part 4

► A3/A4, Leisure & Hotel Opportunities

BRISTOL			
Development	Description	Lease	Contact
48 Whiteladies Road	163.1 sq m (1,756 sq ft) with potential to create up to 2,358 sq ft A3/A4 use (subject to planning)	LH	Douglas Paull on 0117 317 1090 UNDER OFFER
Denmark Street, Chantry Court	A3/A4 Retail & Leisure Opportunity Units up to 1,487 (16,500)	LH	Douglas Paull on 0117 317 1090
Nelson House, Nelson Street	A3/A4 Retail & Leisure Opportunity 1,168 (12,5777)	LH	Douglas Paull on 0117 317 1090
Willow Brook, Bradley Stoke	New retail development anchored by Tesco Extra. A3 and leisure opportunities available.	New leases – terms by agreement. Rent on application.	Claire Stretton on 0117 317 1077/Douglas Paull on 0117 317 1090 LET TO HARVESTER
FROME			
Development	Description	Lease	Contact
Commerce Park	Development opportunities from ½ acre available at this mixed use development.	Full details on application	Alison Williams on 01793 428102 or Gary Mead on 0117 317 1072
GLOUCESTER			
Development	Description	Lease	Contact
Whittle Square	New development on Gloucester Business Park comprising 25,000 sq ft. A1/A5 consent. Units from 46.45 (500). Start on site Spring 2010.	New leases Rent on application	John Hawkins on 01452 627135 Or Douglas Paull on 0117 317 1090
LIVERPOOL			
Development	Description	Lease	Contact
Grand Central, Bolton Street	A3/A4 & D2 premises up to 565 (6,089)	New lease terms by agreement.	Douglas Paull on 0117 317 1090
MANCHESTER			
Development	Description	Lease	Contact
Buxton Street	A3/A4 & D2 space up to 1,372 (14,679)	New lease terms by agreement.	Douglas Paull on 0117 317 1090

PAIGNTON			
Development	Description	Lease	Contact
White Rock Business/Leisure Park	Sites for Hotel, Restaurant and Health & Fitness Development	Details on application	Scott Rossiter on 01392 353080
PLYMOUTH			
Development	Description	Lease	Contact
Plymouth Royal Parade	First floor with A3/A4 potential (street entrance) 929 (10,000)	New lease terms by agreement	Dominic Rosenbaum on 01392 353080 UNDER OFFER
Discovery Heights, Cobourg Street	A3/A4 & D2 space up to 1,063 (11,443)	New lease terms by agreement.	Douglas Paull on 0117 317 1090 LET TO TESCO
SHEFFIELD			
Development	Description	Lease	Contact
Archways The Forge	A3/A4 & D2 space up to 2,230 (24,000)	New lease terms by agreement.	Douglas Paull on 0117 317 1090
Leadmill Road / Shoreham Street	Site 0.1 hectares	Freehold for sale. Suitable for hotel, subject to planning.	Douglas Paull on 0117 317 1090
STROUD			
Development	Description	Lease	Contact
Phase II Merrywalks Centre	A3/D2 leisure premises within phase 2 of the scheme adjacent to Apollo Cinema, from 123 (1,324) – 978 (10,527)	New lease for a term of years to be agreed. Rent on application	Douglas Paull on 0117 317 1090
SWINDON			
Development	Description	Lease	Contact
Wessex Court, Clarence Street	5,000 sq ft	Freehold or Leasehold Rent on application	Alison Williams on 01793 428102
Kembrey Place	Purpose built D1 healthcare facility.	1,672 (18,000) Available as a whole or in smaller units.	James Gregory on 01793 428106
Paramount	3,000 – 12,900 sq ft	Full details on application.	James Gregory on 01793 428106
TAUNTON			
Development	Description	Lease	Contact
Firepool	Town centre regeneration site. Hotel and restaurant opportunities	Full details on application.	Charles Russell-Smith on 0117 317 1000

WESTON-SUPER-MARE			
Development	Description	Lease	Contact
Weston Park	Business Park Development including sites for Hotel and Pub / Restaurants	Full details on application	Charles Russell-Smith on 0117 317 1000

Alder King LLP is a Limited Liability Partnership registered in England & Wales No. OC306796.
 Registered office : Pembroke House, 15 Pembroke Road, Bristol BS8 3BA. A list of Members is available at the registered office.