PROJECT TAIL

Portfolio of Prime Restaurant Units

To Let By Way of Assignment

The Restaurant Group plc

savills

THE RESTAURANTS

PORTFOLIO SUMMARY

	LOCATION	ADDRESS	AREA (SQ FT)	RENT (PAX)	LEASE EXPIRY	RENT REVIEW	BREAK
	Belfast	Unit R4, Victoria Square Shopping Centre	6,759	£113,750	21.02.2030	21.02.2020	21.02.2025
	Ballymena	IMC Cinema Complex, Larne Road Link	3,637	£87,120	30.10.2037	30.10.2017	30.10.2027
	Bangor	Unit4, Bloomfield Retail Park	3,627	£72,500	03.07.2036	03.07.2021	03.07.2026
	Coleraine	Riverside Retail Park	3,635	£81,400	14.10.2037	14.10.2017	14.10.2027
	Londonderry	Unit 21, Crescent Link Retail Park	3,635	£100,000	02.02.2039	02.02.2029	02.02.2029

BELFAST
Victoria Square

SUMMARY

- **Dominant City Centre Retail & Leisure Scheme.**
- **Highly sought after restaurant location adjacent to 8 Screen Odeon Cinema**
- **Annual Footfall of 11.4 million**
- **Fitted restaurant unit extending to approx. 6,759 sq – Approximately 213 covers.**
- **Neighbouring restaurants include Cosmo, Five Guys, Frankie & Benny's, Kua 'Aina, McDonalds, Nando's, O'Brien's, Pizza Express, Pizza Hut, Prezzo, TGI Friday's, Wagamama, Yo Sushi and Zizzi.**

LOCATION

Belfast is the commercial, administrative and cultural capital of Northern Ireland with a population of approximately 739,000 within its primary catchment.

The City Centre is expected to see a dramatic increase in its student population with the opening of the new University of Ulster Campus which is due to be completed in 2018.

SITUATION

Victoria Square is situated within Belfast's prime retail core, flanked by Arthur Street, Ann Street and Corn Market.

The scheme is anchored by a 194,000 sqft House of Fraser and is the prime retail scheme in the City Centre. It boasts a very strong retail and leisure line-up including an 8 Screen Odeon Cinema and 15 national restaurants brands.

The subject unit is located on the Second floor adjacent to Cosmo and benefits from excellent visibility from Corn Market.

FLOOR PLAN

GOAD

BALLYMENA
IMC Cinema Complex

SUMMARY

- **Highly prominent roadside location opposite Braidwater Retail Park.**
- **Located within IMC Cinema Complex adjacent to Seven Towers Leisure Centre.**
- **Fitted restaurant unit extending to approx. 3,637 sq ft - Approximately 170 covers.**
- **Covered External Terrace.**
- **Adjacent A3 occupiers include KFC and Costa**

LOCATION

Ballymena is located approx. 29 miles north west of Belfast and approx. 53 miles from Londonderry. The town is well connected to the provinces road network and served by the M2 motorway network form Belfast.

Ballymena is a well-established retail destination with Town Centre schemes Fairhill Shopping Centre and Tower Centre. Braidwater Retail Park provides the main out of town retail offer.

SITUATION

The subject site is strategically located approx. 1 mile south east of Ballymena town centre fronting the Larne Link Road. The subject property is located within the IMC Cinema Complex. Neighbouring occupiers include Seven Towers Leisure Centre, KFC and Costa.

Braidwater Retail Park is located in close proximity. Tenant line-up includes Sainsburys, Smyths Toys, DW Sports, Pets at Home, Carpetright, Currys, B&M Bargains and Dreams.

FLOOR PLAN

GOAD

BANGOR
Bloomfield Retail Park

SUMMARY

- **Dominant retail destination in Bangor and North Down.**
- **High profile location within the Retail Park close to Bloomfield Shopping Centre.**
- **Fitted restaurant unit extending to approx. 3,627 sq ft - Approximately 156 covers.**
- **Benefits from external terrace providing extra covers.**
- **Neighbouring A3 occupiers include McDonalds, Makhulu 5, Burger King, Costa, Subway and Chopstix.**

LOCATION

Bangor is located in North Down on the southern shore of Belfast Lough with a population of approximately 76,500 and serves as a service and administrative centre as well as a market town and seaside resort.

The town is located 14 miles from Belfast City and approximately 10 miles from Belfast City Airport. It benefits from strong transport connectivity with the A2 connecting Bangor to Belfast which joins the M3 on the eastern edge of Belfast city, which in turn connects to the North bound M2 and the South bound M1 motorway.

SITUATION

Bloomfield offers the main retail provision for Bangor and is the dominant retail scheme in North Down. The scheme comprises a 300,000 sqft Shopping Centre and 120,000 sqft Retail Park. The Shopping Centre is anchored by M&S, Next and Tesco. Occupiers in the Retail Park include Smyths Toys, Mothercare, Laura Ashley, DW Sports and Pets At Home.

FLOOR PLAN

GOAD

COLERAINE
Riverside Retail Park

SUMMARY

- **Regionally dominant Retail & Leisure Park – located only 12 miles from world-renowned Giant's Causeway.**
- **High Profile Restaurant located within strong Retail and Leisure Complex.**
- **Located adjacent to Premier Inn, Energie Gym and Jet Centre which incorporates 8 Screen Cinema, Ten Pin Bowling, Indoor Golf and Family Entertainment Centre.**
- **Fitted restaurant unit extending to approx. 4,250 sq ft – approximately 152 covers.**
- **Neighbouring A3 occupiers include Costa, McDonalds, Burger King and Brewers Fayre.**

LOCATION

Coleraine is located approximately 55 miles north west of Belfast and 30 miles east of Londonderry and has a catchment population of approximately 264,000 within a 20 minute drive time.
The town provides the main commercial centre for the surrounding towns of Ballymoney, Portstewart and Portrush and also the 'Causeway Coast' region which attracts over 2.5 million visitors per year.

SITUATION

Riverside Retail Park comprises in excess of 300,000 sq ft of retail floor space and is anchored by B&Q and Sainsbury's. Other key occupiers in the park include Dunelm, Carpetright, Halfords, Pets at Home, Curry's, Argos, Harveys, Lidl, Maplin, Poundstretcher and B&M, Burger King and McDonalds.
The scheme benefits from a strong leisure offer that includes Premier Inn, Energie Gym and The Jet Centre which incorporates Ten Pin Bowling, 8 screen cinema, Indoor Golf and Family Entertainment Centre.
The subject property occupies a highly prominent location within the park adjacent to Costa.

FLOOR PLAN

GOAD

LONDONDERRY
Crescent Link Retail Park

SUMMARY

- **Highly prominent roadside location within Crescent Link Retail Park.**
- **Dominant Out of Town Retail scheme in Londonderry.**
- **Located 2 miles from City Centre.**
- **Fitted restaurant unit extending to approx. 3,635 sq ft - Approximately 160 covers.**
- **Covered external terrace.**
- **Strong Retail offer and neighbouring A3 occupiers including Starbucks, Subway and McDonalds.**

LOCATION

Londonderry is the second largest city in Northern Ireland and is situated close to the border with the Republic of Ireland. The city benefits form excellent road communications, with access from Belfast (approx. 71 miles) via the M2 and M22 motorways.

The A2 runs to the north east linking with Limavady and Coleraine via the A37. The A5 links with Strabane, Omagh and the south, whilst the N13 connects to Letterkenny in the Republic of Ireland.

SITUATION

Crescent Link Retail Park is positioned approximately 3km (1.8 miles) to the east of the city centre, across the River Foyle on the south eastern side of the busy A514 Crescent Link Road. Crescent Link is the dominant retail park in the catchment, providing a significant critical mass of retail warehousing with approximately 243,547 sq ft of floor space.

Occupiers include Homebase, Currys, DFS, Harveys, Carpertright, M&S, Next, Boots, Argos, Halfords, Maplin, Pets at Home, DW Sports, Toys R Us, Mothercare and Tesco. A3 occupiers include Starbucks, McDonalds and Subway.

FLOOR PLAN

GOAD

PROJECT TAIL

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