

The Promenade, Southport, Merseyside, PR9 0DZ
Available for immediate occupation

The Waterfront.

SOUTHPORT'S NEWEST LEISURE DESTINATION



neptune
DEVELOPMENTS LIMITED

The Waterfront. Southport

Neptune Developments recently completed £30m class leading mixed use scheme on Southport's renowned Promenade, overlooks the dramatic coastline and Marine Lake. Only a short walk from the Ocean Plaza retail and leisure complex along with the unique Lord Street shopping experience - the scheme links directly with the adjacent Southport Floral Hall Theatre and Convention Centre.

The Theatre and Convention Centre complex where a multi-million pound investment programme of refurbishment and expansion has recently been completed is managed by "Ambassador Theatre Group" and supported by the Tourism Department of Sefton council which actively markets the facilities on offer.

Alongside the striking Marine Way Bridge and complimented by other recent new structures in this 'classic resort' The Waterfront sits perfectly in a town keen to prove its credentials in the 21st century.



Superb Restaurant, Café Bar & Leisure Development Opportunities.

**Available leasehold (Alternative procurement options by negotiation)
On the instructions of Neptune Developments**

- Extensive external piazza trading areas
- Flexible floor plate options
- Adjacent to complimentary demand drivers including:
Newly refurbished & extended Theatre & Convention Centre complex,
133 bed 4 star Ramada Plaza Hotel and 15,000 sq ft Stanley Casino



a refreshing
alternative to
a city centre
location



southport, the local economy

Southport (population c100,000) has been the subject of significant inward investment over the last decade which has resulted in a 23% growth in employment in the area - (virtually double the national average), with around 55% of its population designated as falling within socio-economic groups ABC1.

The town welcomes around 11m visitors each year with a summer average of 1.4m per month and November - January average of 533,000 per month, injecting some £220m per annum into the local economy - 70% of which comes from day visitor spend.



Southport hosts a range of annually recurring festivals and events such as The Food & Drink Festival, Southport Air Show, Southport Jazz Festival and the North West Motor Show.

Furthermore, Southport is known as England's "Golfing Capital" with 6 championship courses within easy reach of the town centre, including the world class courses of Royal Lytham and St Anne's, Royal Liverpool and the venue for the 2008 British Open - Royal Birkdale.



More than 200,000 visited The Open Golf Championship at Southport's Royal Birkdale Golf Club in 2008



11m visitors each year injecting some £220m per annum into the local economy - 70% of which comes from day visitor spend.

The Waterfront.
Southport's newest leisure destination

quality
modern
attractions
with
the best
of 'classic
resort'
status



Boutique hotels, fine dining, cutting edge
concept bars, plus Ocean Plaza 7 screen cin-
ema, fitness centre and Premier Bowl plus 1200
parking spaces on your doorstep



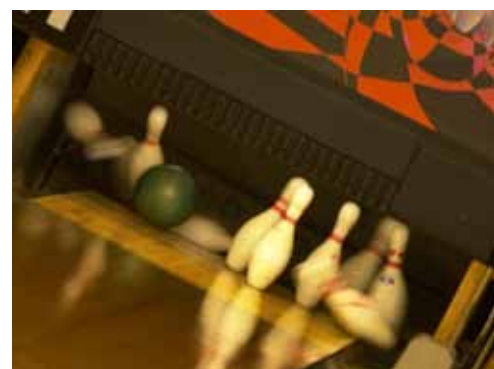
The Restaurant, Café Bar and Leisure Development Opportunities

Set around a stunning piazza, above which sit the Ramada Plaza Hotel, Stanley Casino and adjacent to the Theatre and Convention Centre, The Waterfront offers up to 57,029 sq ft (5,298 sq m) of high quality leisure space.

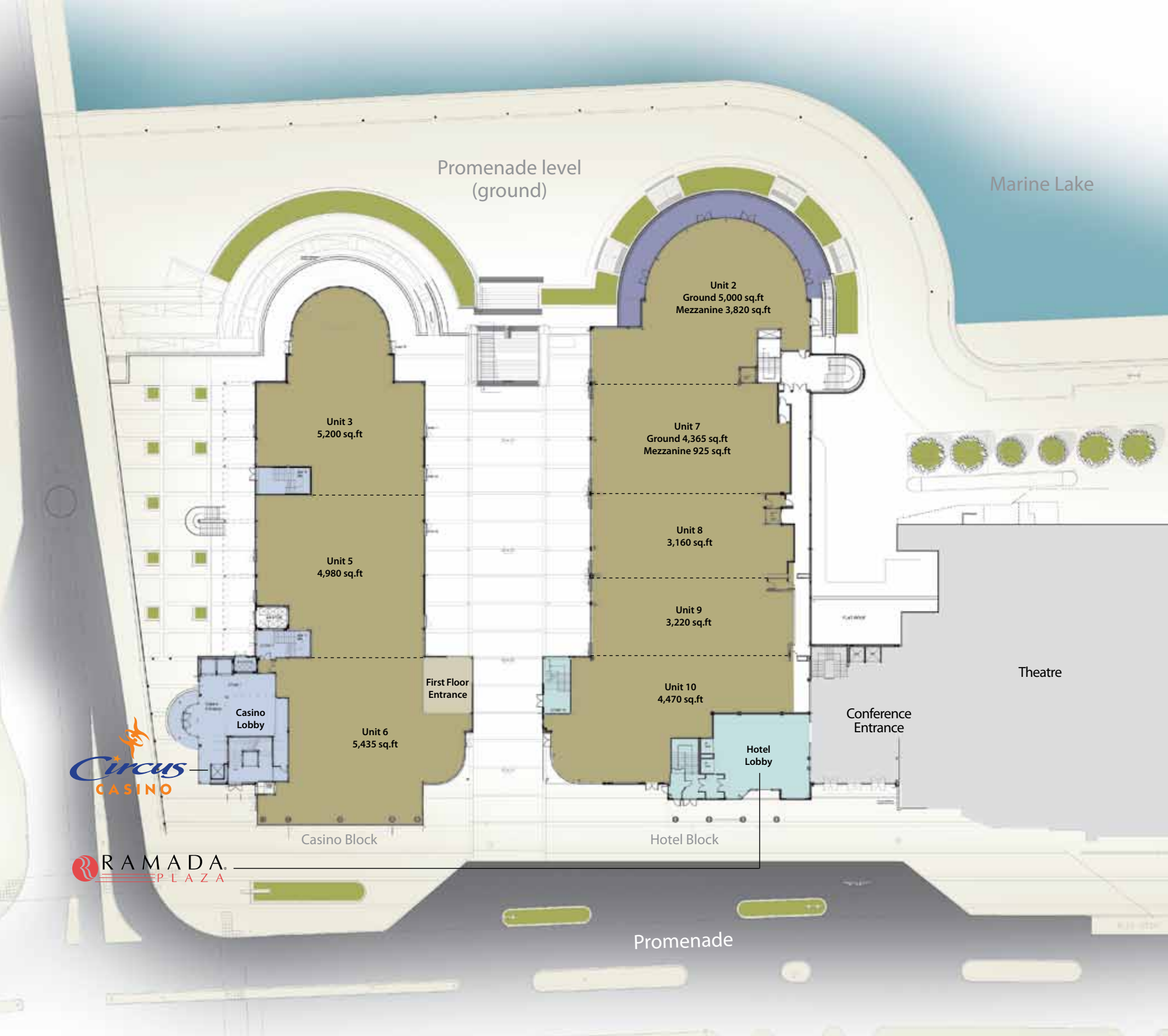
Capable of a variety of sub-divisions, the accommodation offers occupiers flexible ground and mezzanine floor combinations, all with the benefit of dedicated external trading areas to take advantage of the estimated £42m food and drink spend at establishments in Southport.

Subject to operator requirements, it is envisaged that units from 1,500 sq ft – 15,000 sq ft can be provided.

stylish
imaginative
classic
refreshing
relaxing
vibrant
exciting
southport



The Waterfront.
Southport's newest leisure destination

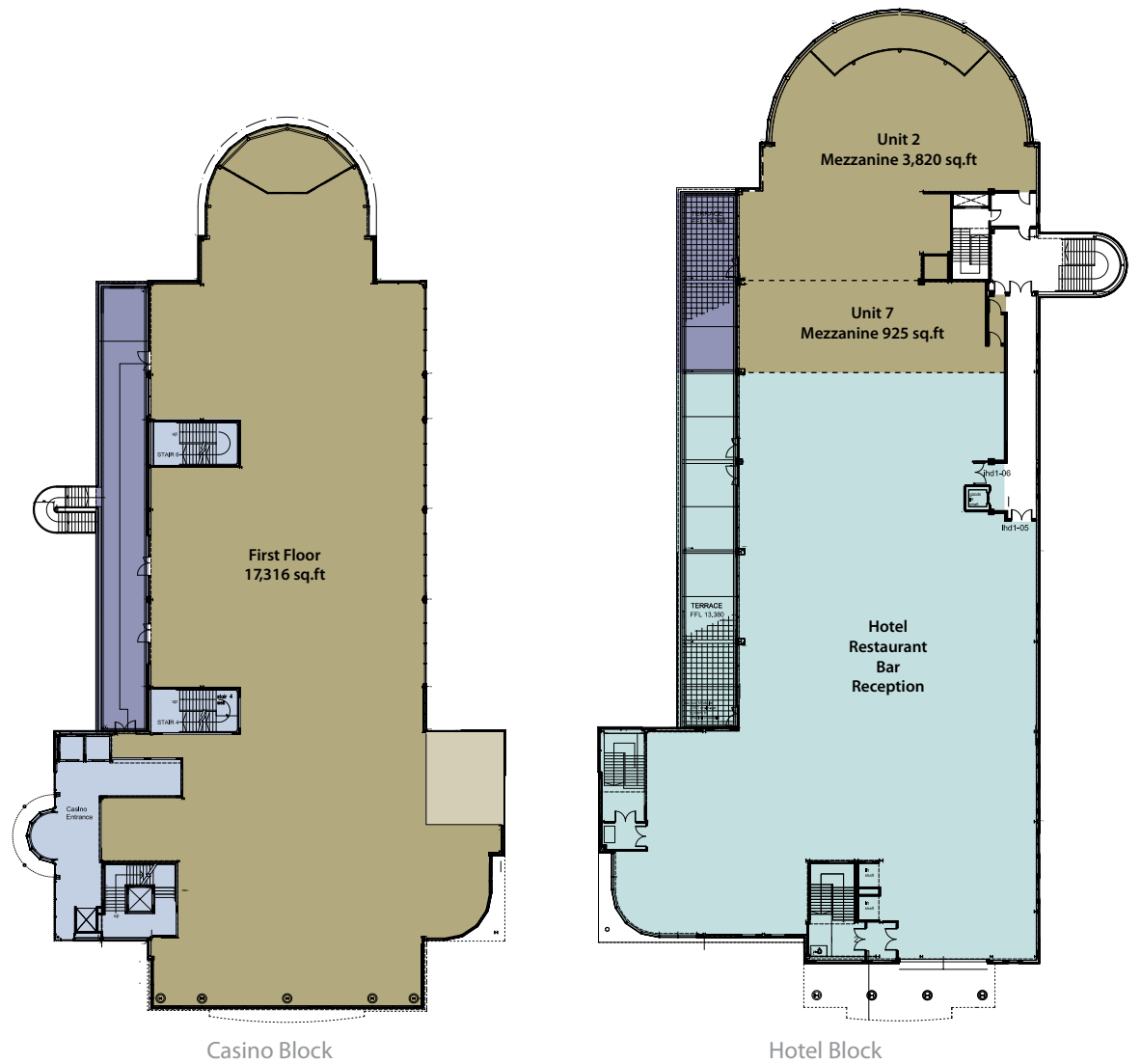


Level 1 (mezzanine)

Key

- LEISURE UNITS
- LEISURE TERRACE
- HOTEL
- CASINO

- Finished floor to soffit clear height: ground floor 3,090mm; first floor 3,470mm
- Floor finishes allowance (in addition to above) 80mm
- The floor slab has been designed with imposed floor loads of 4.0kN/m² + 1.0kN/m² for partitions. The structural floor has been left with a tamped finish ready to receive the Tenants floor finishes including screed if necessary.
- All mains incoming services are connected (gas, electricity, water and drainage).
- Cable containments and cabling infrastructure for incoming phone lines have been provided for Tenants connection.



a vibrant conference resort & theatre destination

£60 million of conference revenue generated, 30 meeting rooms, 1000 plus bedrooms
and 1600 seat theatre within a few minutes walk.



Southport has an extensive and ever growing events list, organised by the local authority and includes:

- Food & Drink Festival (May)
- International Jazz Festival (May)
- Open Air Theatre (July)
- North West Motor Show (July)
- Summer Classics - Music in the Park (July)
- Woodvale Rally (Aug)
- Southport Flower Show (Aug)
- Southport Airshow (Sept)
- British Musical Fireworks Championships (Oct)
- Search for a Star (Oct)
- Southport Comedy Week (Oct)
- Christmas Lights Switch On (Dec)
- Continental Markets (3 through the year)
- RLPO Lunchtime concerts (various throughout the year)



The Southport Theatre & Convention Centre

The Southport Theatre & Convention Centre plays an important, year round role in Southport's business, leisure and tourism calendar. A 6m extension/refurbishment programme was completed in June 2008

As a major, multi-functional development complex the new facility comprises of:

- **Theatre - 1,631 seat two tier auditorium with 80 person capacity stage**
- **Conferencing - 10,000 sq ft flat space + terrace and 40 person capacity stage**
- **Exhibition - 10,000 sq ft of multi-use/space sub-divisible into 6 separate areas**

The Theatre hosts a range of Music, Dance and Theatre productions, with the new Conference and Exhibition facilities significantly boosting its business. In 2007 the centre hosted some 20 conferences attracting approximately 20,000 delegates before closing for refurbishment at the end of the year.

As a result of the improvements and enhanced facilities there are 80 confirmed and provisional bookings for 2010 ranging in size from 250 – 4,000 delegates (average c. 2000).

Ramada Plaza, the perfect neighbour



A new luxury four star hotel has arrived in Southport.

The Ramada Plaza offers the finest in luxury city centre style hotel accommodation at the heart of the new 'Waterfront Development' on Southport's promenade and is nestled on the Marina close to the Victorian Pier.

This modern four star hotel boasts 133 stylish rooms all with lavishly designed interiors including 8 suites overlooking the marine lake and Southport coastline, meeting rooms and leisure facilities. Its Marine Brasserie, bar and relaxed lounge and restaurant benefit from access to the open air plaza offering alfresco dining with superb views across the marine lake.

Add to this a brand new casino, golf at St Anne's, Royal Liverpool and Royal Birkdale - a renowned venue for the open, plus all the attractions of "England's Classic Resort", and a thriving destination hotel is guaranteed.



Circus casino... A modern & dynamic destination for a fun night out.

Circus offers a new look in casinos - contemporary surroundings, a lively and fun atmosphere, the best in service, outstanding restaurant dining and the latest gaming, all designed to ensure a stylish and perfect evening, every day of the week, in a modern and relaxed setting.



make a splash in southport

Southport (population c.100,000) is situated within the Metropolitan Borough of Sefton (population c.277,400), 16.5 miles to the north of Liverpool and 14.8 miles southwest of Preston.

The town's main thoroughfare Lord Street (A565) is within close proximity of the Promenade and provides easy access to Liverpool and Preston at Junction 7 of the M57. The nearby A570 also provides Southport with good access to the M58 which goes on to connect with junction 26 of the M6.

The Waterfront development is within the town centre with plentiful on street and public car parking facilities along the Promenade.



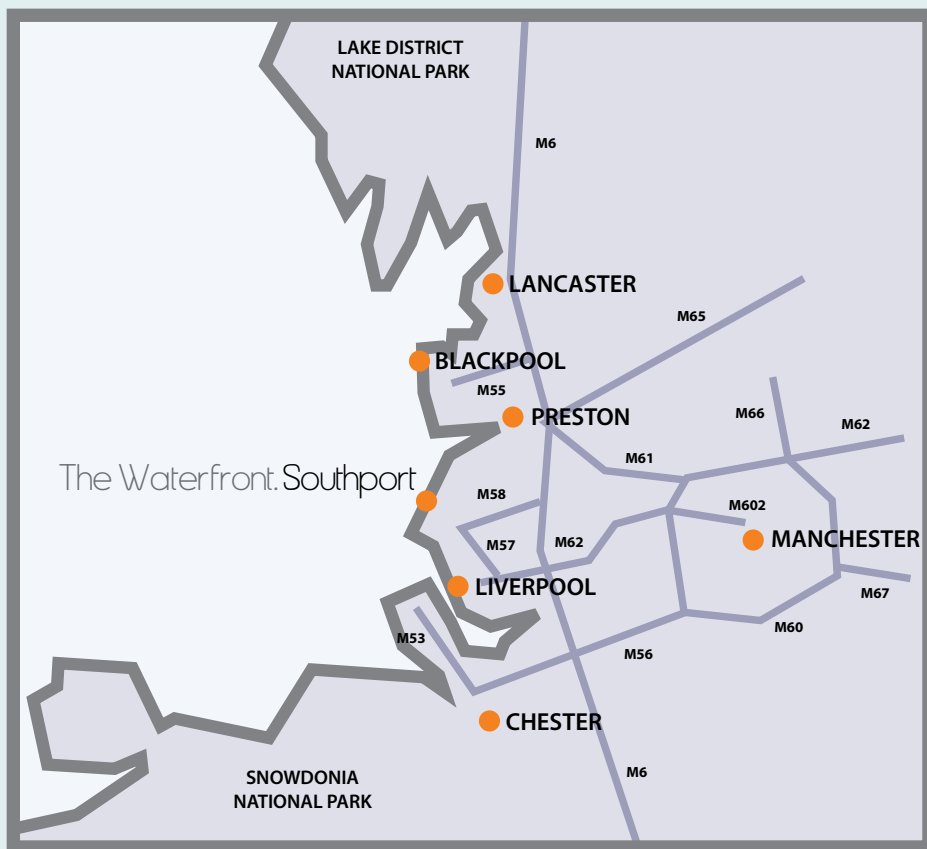


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April 2010



Planning

The scheme has the benefit of A3, A4 and D2 planning consents.

Terms

Neptune Developments is seeking to let accommodation on the basis of an institutional lease, terms subject to specification and negotiation.

Alternative methods of procurement may be considered, terms subject to negotiation

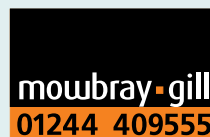
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