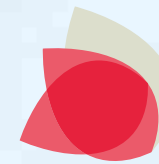


M&S next

PRIMARK OUTFIT

NEW LOOK **FATFACE**  
UNITED KINGDOM



**BANBURY GATEWAY  
SHOPPING PARK**

BANBURY

# THE GATEWAY TO FASHION



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*“IT’S GOT EVERYTHING  
IN ONE PLACE”*

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BANBURY GATEWAY CUSTOMER



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587

Dedicated customer  
parking spaces

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BREEAM  
VERY GOOD

---

A HIGHLY  
DESIRABLE  
MOTORWAY  
FRONTAGE:  
J11 M40

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86,000

Vehicles passing  
the site daily

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300,000

sq ft of prime retail and  
restaurant space

---



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OPEN A1  
PLANNING CONSENT

---

---

## FASHION RETAILERS

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next

M&S

PRIMARK

NEW LOOK

RIVER ISLAND

OUTFIT

**FATFACE**  
UNITED KINGDOM

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## FOOD & DRINK RETAILERS

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**STARBUCKS**

M&S  
FOODHALL

**COSTA**

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## OTHER RETAILERS

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 **MOUNTAIN  
WAREHOUSE**

**Poundland** 

**Carphone Warehouse**



## CATCHMENT LOCATION

# £718m

Resident catchment spend (20 min drive time)

# 39%

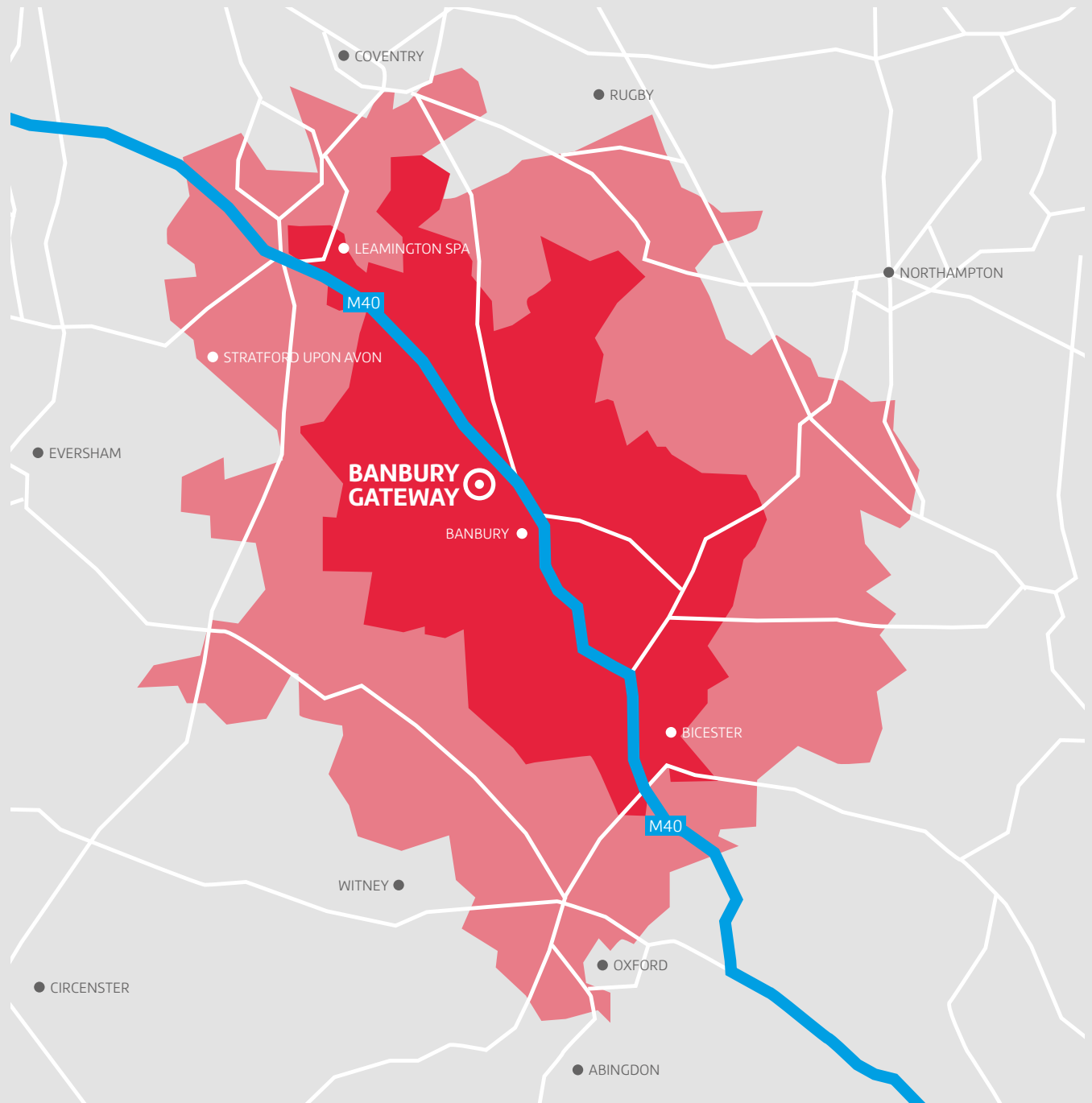
Affluent achievers (22% above South East Average)

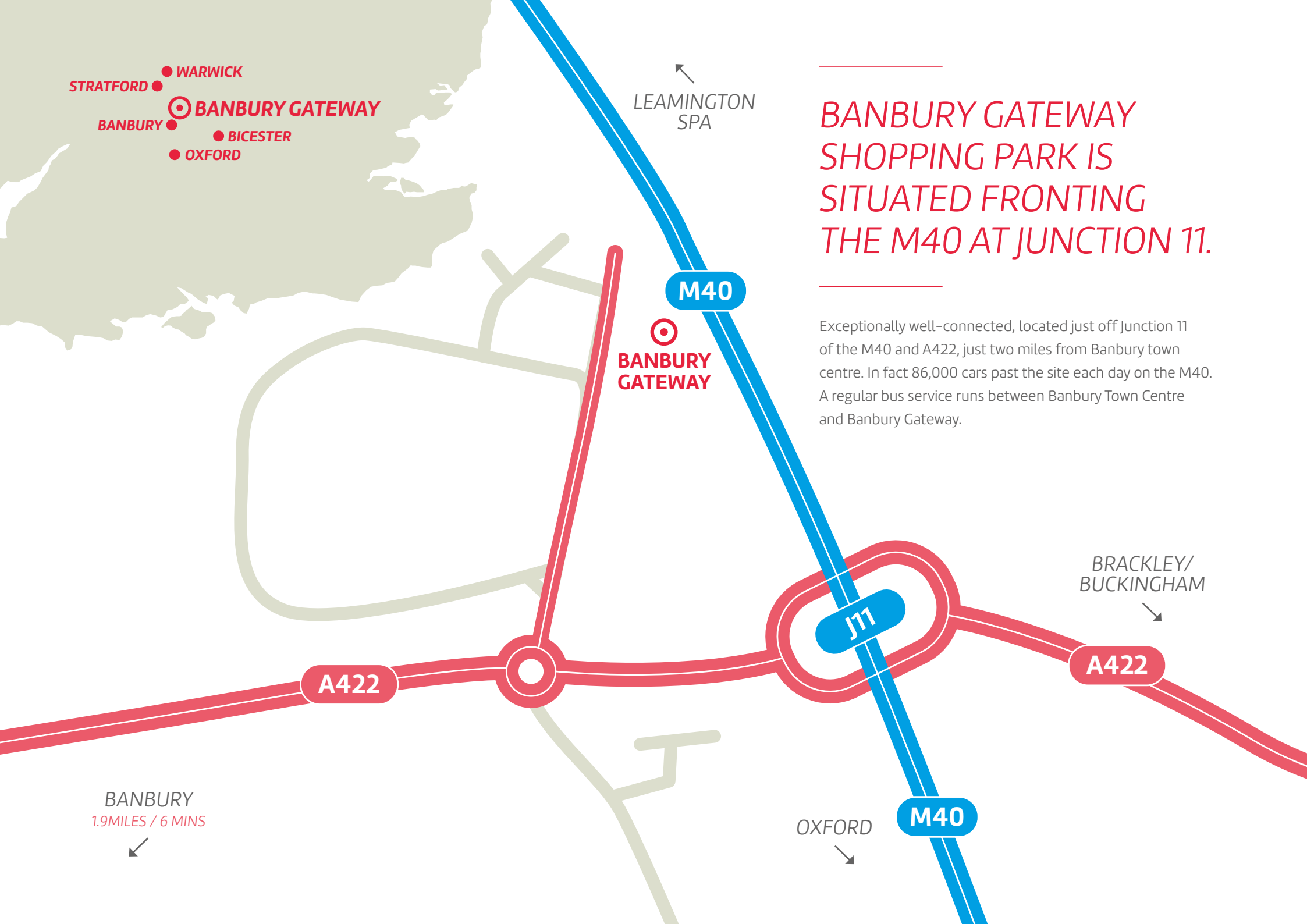
# £4.6k

Average resident spend per year

 **154k** 20 minutes  
catchment

 **583k** 30 minutes  
catchment





**BANBURY GATEWAY  
SHOPPING PARK IS  
SITUATED FRONTING  
THE M40 AT JUNCTION 11.**

Exceptionally well-connected, located just off Junction 11 of the M40 and A422, just two miles from Banbury town centre. In fact 86,000 cars past the site each day on the M40. A regular bus service runs between Banbury Town Centre and Banbury Gateway.

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# 69mins

Average dwell time

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# £49

Average spend per visit,  
with an 86% conversion rate

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# 55%

Footfall is 18-44 years

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# 84%

Shopping for fashion

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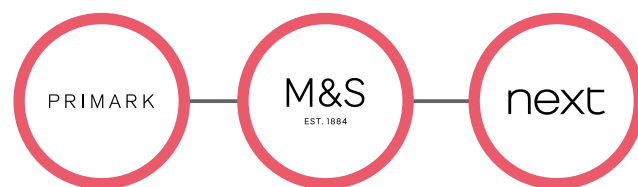
# 28

Average visits per shopper per year

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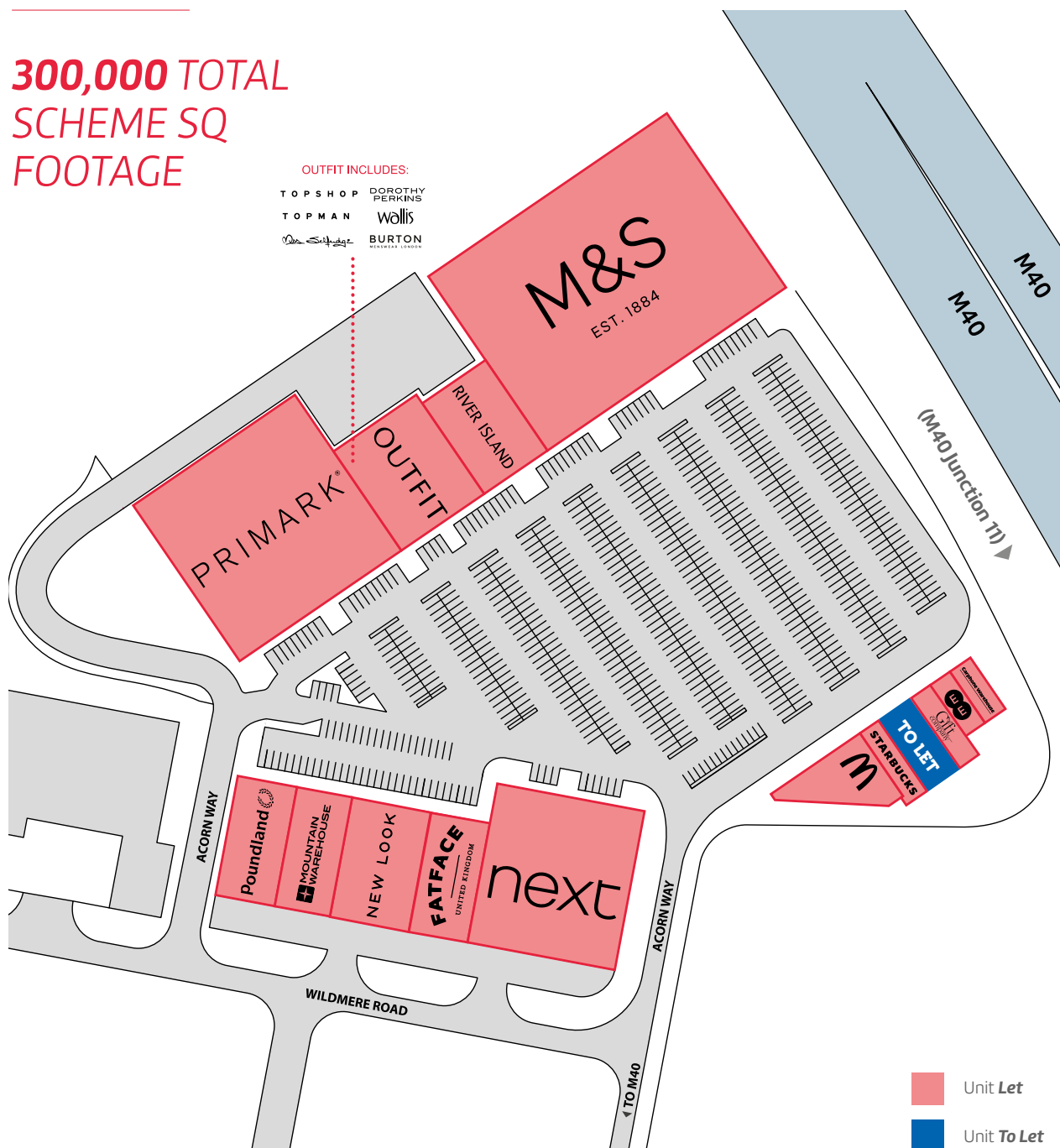
# PRIME SHOPPING PARK ANCHORED BY...



Unit	Tenant	Size (sq ft)	Mezzanine Floor (sq ft)
01	Marks & Spencer	50,000	50,000
02	River Island	7,000	7,000
03	Outfit	10,000	6,000
04	Primark	30,000	30,000
05	Next	20,000	20,000
06	Fat Face	6,000	3,500
07	New Look	9,000	8,000
08	Mountain Warehouse	5,000	4,000
09	Poundland	6,000	2,000
10	Carphone Warehouse	1,200	-
11	EE	1,200	-
12	The Gift Co	1,708	-
13	TO LET	2,500	-
14	Starbucks	1,708	-
15	McDonald's	4,250	1,450

All measurements are approximate

## 300,000 TOTAL SCHEME SQ FOOTAGE





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# BREAK THE MOULD

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Banbury Gateway  
Shopping Park is the  
region's new premier  
retail destination.







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*“BANBURY GATEWAY IS THE MOST PROFITABLE STORE PER TRANSACTION IN THE BUSINESS AND THE CONVERSION RATE IS AT AN ALL-TIME HIGH...”*

BANBURY GATEWAY RETAILER

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# THINKING DIFFERENTLY TO CREATE BRILLIANT PLACES

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THE CROWN ESTATE'S REGIONAL  
RETAIL TEAM DELIVER DYNAMICALLY  
DIFFERENT SHOPPING AND LEISURE  
DESTINATIONS WHICH PEOPLE  
WANT TO VISIT.







Our bespoke approach to asset management enables us to deliver places consumers want in the convenient locations they like to visit.

Long-term thinking drives our investment, development and management decisions. This means our assets are not only built to last, but continually evolve, creating better experiences for shoppers, more profitable trading environments for our retail partners, and greater value for the communities in which we operate.



## BANBURY GATEWAY INITIATIVES

Installation of highways signage on Wildmere Road roundabout.

Significant marketing expenditure for launch of scheme and beyond.

Planning permission received for retailer flagpoles with exceptional prominence to the M40 and communal park signage.

Installation of Smart phone charging benches and Community noticeboard. Blimp installation to increase drive-by traffic and footfall.

Commission and installation of public artwork.

Consumer events – My Wild Winter and Selfie Fashion.

Focus on customer facilities, including free customer wifi and EV charging points.

Sustained and proactive approach to consumer marketing.



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# JOIN A FRESH MIX OF BRANDS AT ONE OF THE UK'S MOST EXCITING SHOPPING PARKS

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