



# FALCON SQUARE

INVERNESS  
CITY CENTRE



**RESTAURANT / BAR / CAFÉ OPPORTUNITIES**

# FALCON SQUARE

## INVERNESS CITY CENTRE

**FALCON SQUARE SITS AT THE HEART OF THE CITY CENTRE, ALONGSIDE INVERNESS RAILWAY STATION AND THE ENTRANCE TO THE EASTGATE SHOPPING CENTRE.**

The square provides an attractive city piazza, and is already home to Pizza Express and Filling Station.

The owners of the Eastgate Centre are carrying out a redevelopment, which will create 4 new Class 3 units facing onto the Square, and an internal kiosk unit at the centre entrance.

The Eastgate Centre provides 1350 car parking spaces, with Falcon Gallery car park open until midnight.

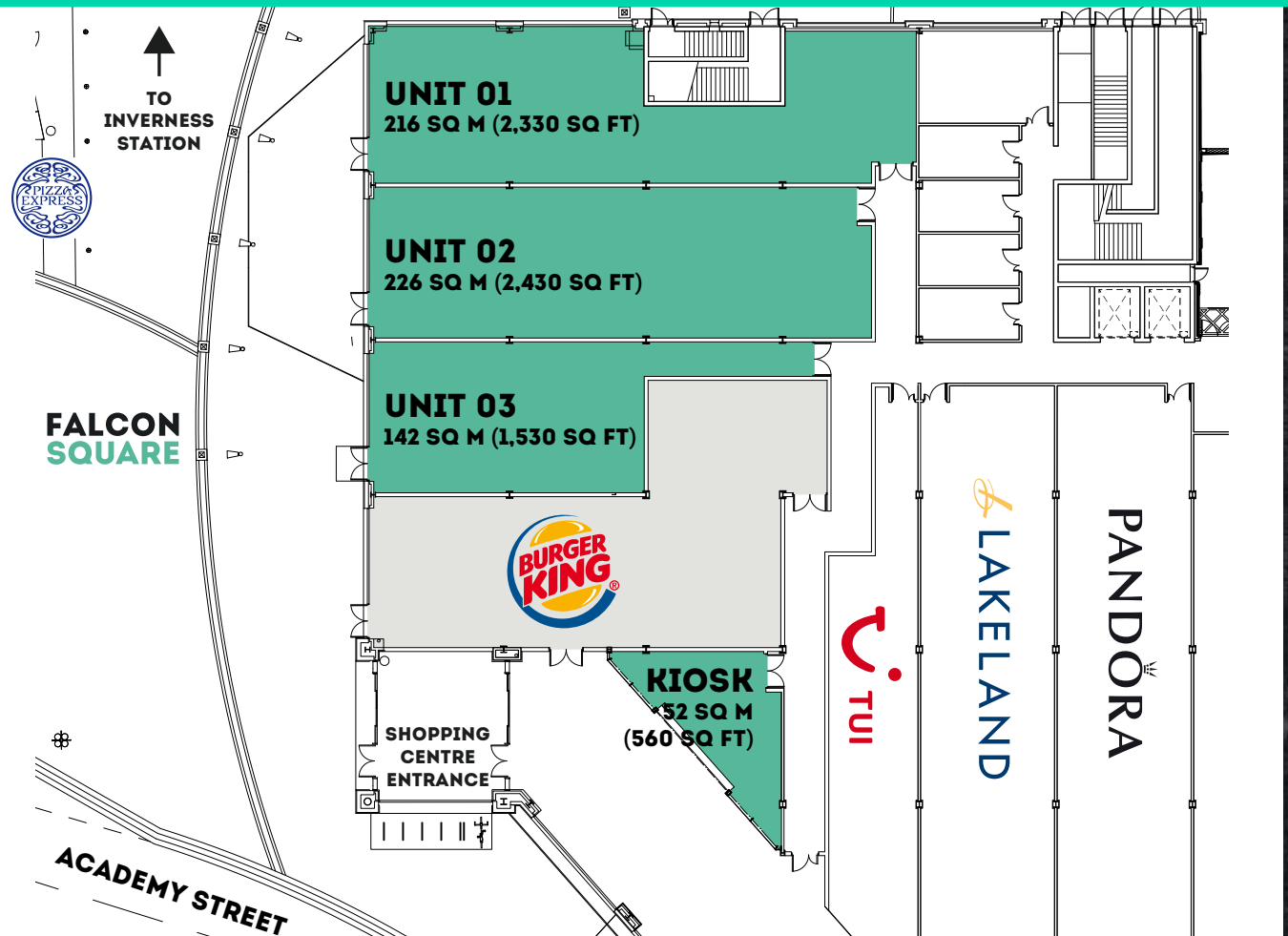
The available units will provide the following approximate Gross Internal Areas:

UNIT	SQ M	SQ FT
Unit 01	216	2,330
Unit 02	226	2,430
Unit 03	142	1,530
Unit 04	Let to Burger King	
Internal Kiosk	52	560

**INVERNESS RAILWAY STATION HAS AN ANNUAL THROUGHPUT OF CIRCA 1.5 MILLION PEOPLE.**

**THE MAIN CITY CENTRE BUS DROP OFF POINT IS ALSO ON FALCON SQUARE.**

### EASTGATE SHOPPING CENTRE LOWER MALL LEVEL



**304,000  
PEOPLE**

Inverness is the UK's most northerly city with a population of approx. 153,000 people and a wider catchment of approx. 304,000 people.



**2.3 MILLION  
VISITORS**

The city also benefits from a very strong tourist industry due to its proximity to Loch Ness. There are approx 2.3 million visitors to the city each year.

**FALCON  
SQUARE**  
-  
**INVERNESS  
CITY CENTRE**

**AFFLUENT  
CATCHMENT**

The city benefits from an affluent and loyal catchment, with minimal leakage due to geographical location (Aberdeen is over 100 miles away)



**6,500 STUDENTS**

enrolled at University of Highlands & Islands

**FAST  
GROWING**

One of the fastest growing cities in Europe with projected growth in next 10 years of 4-5%



**8 MILLION**

The annual footfall of the Eastgate Centre



# FALCON SQUARE

—  
INVERNESS  
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UNIT 04 HAS ALREADY BEEN PRELET TO BURGER KING.  
WORKS TO CREATE THE NEW UNITS ARE UNDERWAY  
AND ARE DUE FOR COMPLETION IN MAY 2019.





**RESTAURANT / BAR / CAFÉ OPPORTUNITIES**

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