



**ONE UNIT  
REMAINING**



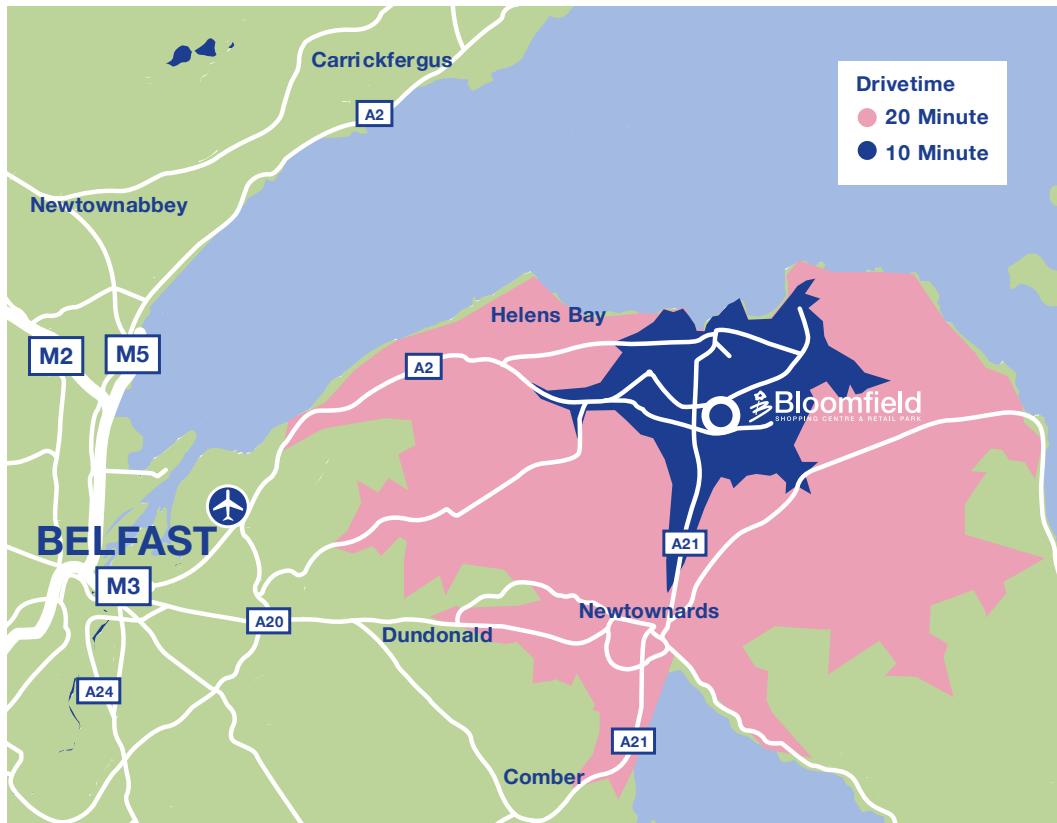
**New Drive-Thru/Retail Pod Opportunity**

**Bloomfield**  
SHOPPING CENTRE & RETAIL PARK

# Welcome to Bloomfield

Bloomfield is the dominant shopping centre for Bangor, providing the bulk of the town's retail function.

Bloomfield is located in a prominent location on the A25 miles north of Newtownards and 14 miles north east of Belfast. The scheme is easily accessible by car and benefits from frequent bus services to Bangor town centre and Newtownards.



**64**  
UNITS

**£60.09**  
AVERAGE RETAIL  
SPEND

**£678M**  
TOTAL CONSUMER RETAIL  
EXPENDITURE WITHIN 20  
MINUTES

**5%**  
CATCHMENT HOUSEHOLD  
INCOME ABOVE THE NI  
AVERAGE

**109,000**  
PEOPLE WITHIN A  
20 MINUTE DRIVE TIME.

**24%**  
OF HOUSEHOLDS IN  
CATCHMENT CLASSED AS  
WEALTHY.  
\*ABOVE NATIONAL AVERAGE

# RETAILERS



**POD 2**  
NEIGHBOURS THE NEW  
STARBUCKS DRIVE-THRU

**HIGHLY VISIBLE  
FROM A2 SOUTH  
CIRCULAR ROAD**

**SITS ADJACENT TO  
THE MAIN VEHICULAR  
ENTRANCE TO THE  
SCHEME**



**VARIOUS SIZES  
& LAYOUTS  
AVAILABLE**

**OPPORTUNITY  
TO CREATE A DRIVE-THRU**

**SUITABLE FOR A RANGE  
OF RETAIL AND FOOD &  
BEVERAGES USES**

(SUBJECT TO PLANNING)





# Ellandi is the UK's leading specialist shopping centre investor focusing on community shopping centres throughout the UK.

Ellandi was formed in early 2008, in anticipation of the market correction and conceived around the principle of bringing together the real estate finance expertise of Morgan Garfield and the retail property experience of Mark Robinson.

Our relentless strategic focus since formation has been the Community Shopping Centre Sector.

This market sub-sector has benefited from the polarisation in shopping patterns between major comparison destinations, such as Westfield and

the every-day, community shopping centres, of the type we invest in. The validity of our strategy is evidenced by the success of our core retail partners such as Boots, Card Factory, B&M Bargains, 99p Stores, Game and New Look.

By applying financial and intellectual capital to often-under invested locations we are able to reposition our investments at the heart of their communities.

But for our wider towns to thrive, they need to be more than about just retail.

We have assembled a team of outstanding asset managers and marketeers, who not only have outstanding retailer contacts and expertise, but are also recognised as market leaders in engaging with local stakeholders and incubating complementary ancillary uses, to ensure that the towns in which we operate thrive.

## Leasing Team



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