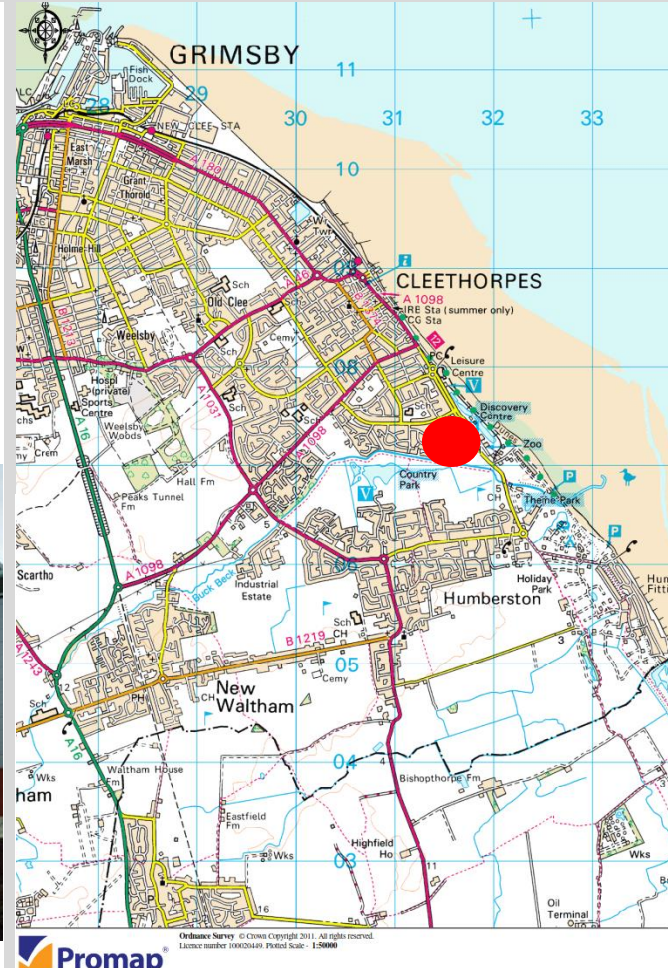




Location

The town of Cleethorpes is within the unitary authority of North East Lincolnshire and part of the economic area known as Greater Grimsby. The town has an urban area population of some 39,505 (2011) with 159,804 people within the unitary authority (2011). These numbers are boosted annually by an estimated 12.66 million visitor days to the region and 3.407 million visits to Cleethorpes itself (STEAM 2017).

Grimsby lies some 3 miles to the north of Cleethorpes with other nearby towns including Hull (32 miles), Scunthorpe (31 miles) and Lincoln to the south (38 miles).



Situation

Meridian Point is situated on Kings Road to the south of Cleethorpes town centre. Tenants on the park include McDonalds, The Parkway Cinema, KFC, Burn Fitness, Leading Labels, KFC, The Factory Shop, Subway, Premier Inn, Starbucks, Taco Bell and Brewers Fayre.

The immediate area around Meridian Point is already a major leisure destination with the following attractions nearby:

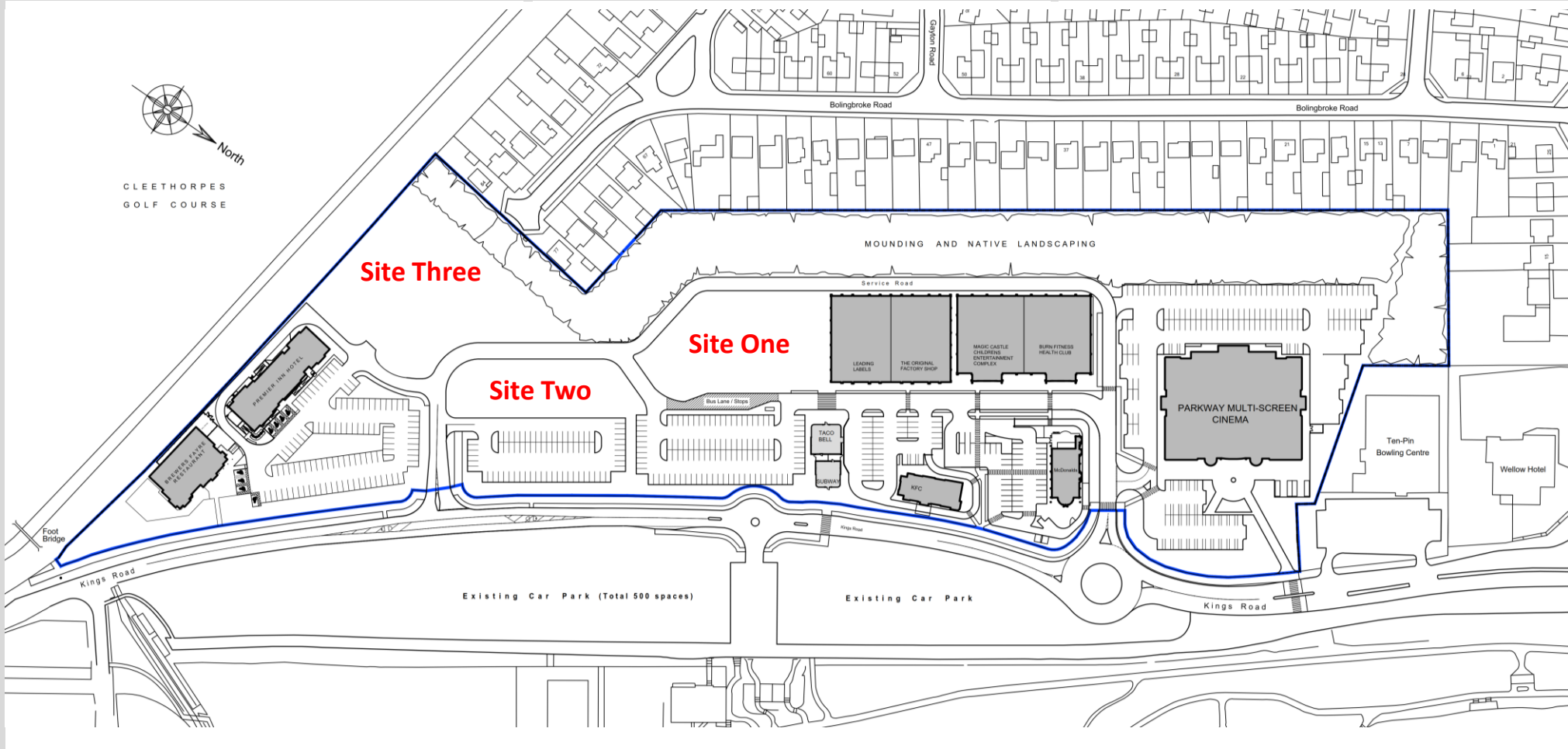
The Discovery Centre – Located immediately opposite this is a tourism and environment award winning development.

Thorpe Park Leisure Village – Approximately 1 mile to the south of the site and comprises some 275 acres developed by Bourne Leisure. In total there are approximately 2000 permanent caravans located in the immediate area.

Meridian Park–Meridian Park is a dedicated events area which is used for numerous festivals, concerts, and events.

The Jungle Zoo- Situated at Lakeside on Kings Road is The Jungle Zoo. Located around the tropical house it is visited both by tourists and local schools.

The Cleethorpes Light Railway-Is located immediately adjacent to Meridian Point and provides a direct link to the Cleethorpes Leisure Centre.



Site One

Site One is situated in the middle of the park immediately adjacent to Leading Labels and The Original Factory Shop.

The site has D2 consent for a Bingo Hall with a ground floor area of 1,394 sq m (15,004 sq ft) and a first floor of 388 sq m (4,176 sq ft).

There is also consent for a further 1,264 sq ft (13,605 sq ft) at ground floor for a leisure use although we consider this could also be suitable for retail (subject to planning).

Site Two

Site Two benefits from excellent prominence to Kings Road and is adjacent to the southern entrance to the site by the Premier Inn and Brewers Fayre.

It has planning consent for up to 1,063 sq m (11,442 sq ft) of leisure space.

We consider that this site would be suitable for Restaurants, Drive Thru, Leisure and potentially retail (subject to planning changes).

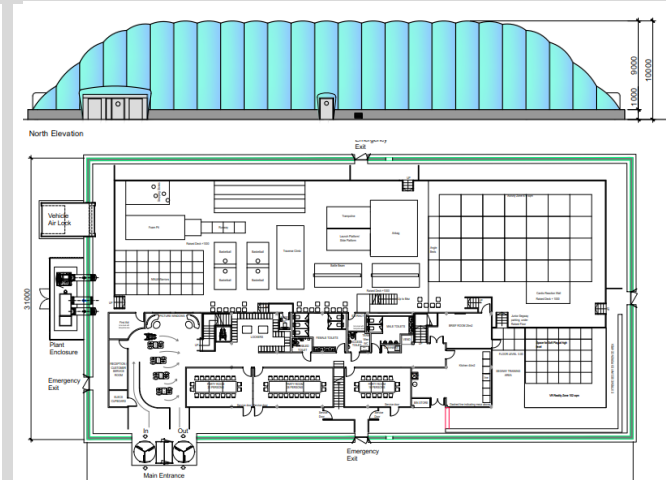
Site Three

Site Three lies at the southern end of the site immediately next door to the Premier Inn.

This site has planning consent for the construction of a striking inflatable Dome building (image below) providing a ground floor area of 1,909 sq m (20,548 sq ft) and, if required, a mezzanine area of 379 sq m (4,079 sq ft).

Originally designed as a Trampoline Park it may also be suitable for a Family Entertainment Centre, Sporting Facility or other Leisure Use.

This building could be available within 3 months of an exchange of contracts.





Contact Information

For further information on all retail and leisure opportunities please contact the sole agents Sanderson Weatherall.

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Existing occupiers include the multi screen Parkway Cinema, McDonalds, KFC, Taco Bell, Leading Labels Subway, Premier Inn, Starbucks, The Original Factory Shop etc.

There are a number of opportunities for further Restaurant, Leisure and retail occupiers at this established and successful development.

Our clients are very flexible in what they can provide with the potential to offer units from 4,000 sq ft up to 37,000 sq ft.

In particular please note that the Dome on site Three can be built and handed over in around 3 months following an exchange of an agreement to lease.

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Amended
January 2019