

"We are delighted that CRUK chose our Neat's Court scheme as one of their first out of town locations. They were very easy to deal with and their format has been a really positive addition to the retail park."

LXB Retail Properties



PLEASE PUT ALL PROPOSALS AND ENQUIRIES TO OUR RETAINED AGENTS

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OUT OF TOWN RETAIL





Additional benefits to having Cancer Research UK as a tenant

INCREASED FOOTFALL

We will drive footfall onto the park through shoppers wanting to purchase quality items at lower prices, as well as supporters wishing to donate the items they no longer need. As we are seen as non-competitive, this is entirely beneficial to other retailers.

IMPROVED RETAIL RELATIONSHIPS

We have good relationships with other large retailers. This includes a twelve year stock generation partnership with TK Maxx. The

2015 campaign alone brought in more than 235,000 bags of donations into their stores; significantly increasing their footfall, and raised over £3m.

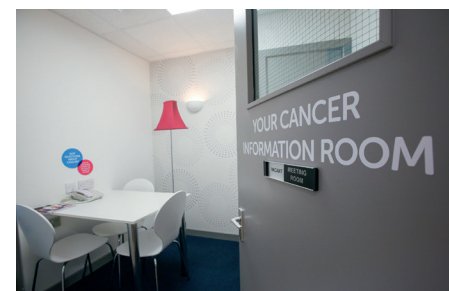
HELPING THE ENVIRONMENT

In 2015/16 we received an estimated 4.2 million bags through supporters donating directly to our shops, filled with items which might otherwise have ended up in landfill.

COMMUNITY FRIENDLY

Cancer Research UK is renowned for engaging with the local community. Having Cancer Research UK as a tenant on a park or scheme brings a community aspect that other retail parks don't have.

We have introduced a private room in each superstore allowing shoppers to find out more about our charity services, as well as having a direct line to one of our cancer nurses – available for everyone to use.



REQUIREMENTS

PITCH

- Prime/good secondary locations
- Preferably Home & Fashion Mix
- Ideally situated on a retail park/close to a supermarket

SIZE

- 3000 – 8000 sq ft
- We will consider larger units in prime locations

LEASE TERMS

- 10 year terms with a tenant break at year 5 preferable

RENT

- Market rents up to £25 psf paid

We will drive footfall through shoppers wanting to purchase quality items at low prices.

CURRENT LANDLORDS INCLUDE

Aviva
 CBRE Global Investors
 Derwent London
 LondonMetric
 LXB Retail Properties Plc
 Tesco



CURRENTLY TRADING FROM

Alexandra Road Oasis Retail Park, Corby
 Anlaby Retail Park, Hull
 Cityside Retail Park, Belfast
 Corstorphine Retail Park, Edinburgh
 Cromwell Retail Park, Wisbech

Kirkstall Bridge Shopping Park, Leeds
 Neats Court, Isle of Sheppey
 Townsmoor Retail Park, Blackburn
 Warwickshire Shopping Park, Coventry

Cancer Research UK's superstores offer menswear, womenswear, childrenswear, accessories, footwear, homeware, books and electronics. Customers will find brands at affordable prices in a great retail environment.

CONCEPT

Our superstore concept is fully supported by the excellent Cancer Research UK covenant, currently trading from almost 600 shops throughout the UK.

Having opened 40 shops in the last two years, we have ambitious plans to continue our shop acquisition programme and open a further 8 out of town retail stores in the next year.

FIT-OUT

The fit-out is of very high standard and the superstore design makes full use of the

out of town retail environment, typically retailing from 75-80% of available space. We do not wish to impose a standard interior or store front design and relish the opportunity to work with landlords to provide a flexible and sympathetic approach to the fit-out, enhancing the retail proposition.

COVENANT

Dun & Bradstreet rating 5A1. In 2015/16, Cancer Research UK's overall income was £635m with a retail income of over £82m.

PRIORITY TOWNS

LONDON
 MANCHESTER
 SOUTHAMPTON
 GLASGOW
 NOTTINGHAM
 CARDIFF
 EXETER
 DUNDEE
 BRISTOL

ALL OUT OF TOWN OPPORTUNITIES CONSIDERED

