

eastgate

# INVERNESS EASTGATE SHOPPING CENTRE

The Premier Retail & Leisure  
Destination in the UK's  
Largest Catchment Area



NEW  
ARRIVALS:  
—  
HOTEL CHOCOLAT  
SØSTRENE GRENE  
& RITUALS

HOTEL  
Chocolat.

FATFACE

R I T  
U A L  
S ...

WHITE STUFF

PANDORA

M&S

SØSTRENE GRENE

next

H&M

Lovisa

# INVERNESS: A GATEWAY TO OPPORTUNITY



Nestled in the heart of the Scottish Highlands, Inverness is more than just a picturesque city – it's a rapidly growing economic hub, a cultural centre, and a vital gateway to an enormous, untapped market. Eastgate Shopping Centre stands at the epicentre of this vibrant region, offering retailers an exclusive opportunity to thrive.

## KEY MARKET HIGHLIGHTS:



### Large & Loyal Catchment

Primary catchment of circa 153,000 persons, within a wider catchment of 304,000 persons.



### Future-Forward Growth

Engage with a dynamic academic community, as Inverness hosts the University of the Highlands & Islands, boasting 7,000 students and supported by a £200 million new campus development in East Inverness.



### Zero Competition

Benefit from virtually no direct competition within a 100+ mile radius, ensuring unparalleled market dominance and customer loyalty.



### Affluent & Engaged Consumers

Reach an affluent demographic, with 41% of the catchment identified as 'comfortable community' (Acorn classification) – double the Scottish average – demonstrating strong spending power.



### Tourism Powerhouse

Tap into a robust tourism economy attracting approximately 2.3 million visitors annually, contributing a significant £287 million in retail spend each year.



### Above-Average Household Spend

Capitalise on a market characterised by consistently above-average household expenditure, indicating a population ready to invest in quality retail and leisure experiences.

# EASTGATE: DRIVING RETAIL EXCELLENCE

Eastgate Shopping Centre is not just a destination; it's a high-performance retail powerhouse. With impressive footfall, high conversion rates, and a curated mix of leading brands.



## KEY PERFORMANCE & FEATURES:



### Significant Scale

Over 350,000 sq ft of prime retail and leisure accommodation, offering diverse opportunities for brands of all sizes.



### Exceptional Footfall

Generates consistent traffic with an annual footfall of approx. 6 million visitors, providing extensive exposure for retailers.



### High Sales Conversion

A proven track record of high footfall-to-sales conversion, ensuring that visitors are engaged shoppers ready to buy.



### Ample Parking

Seamless access for shoppers with 1,350 dedicated car parking spaces, enhancing convenience and encouraging longer visits.



### Anchored by Retail Leaders

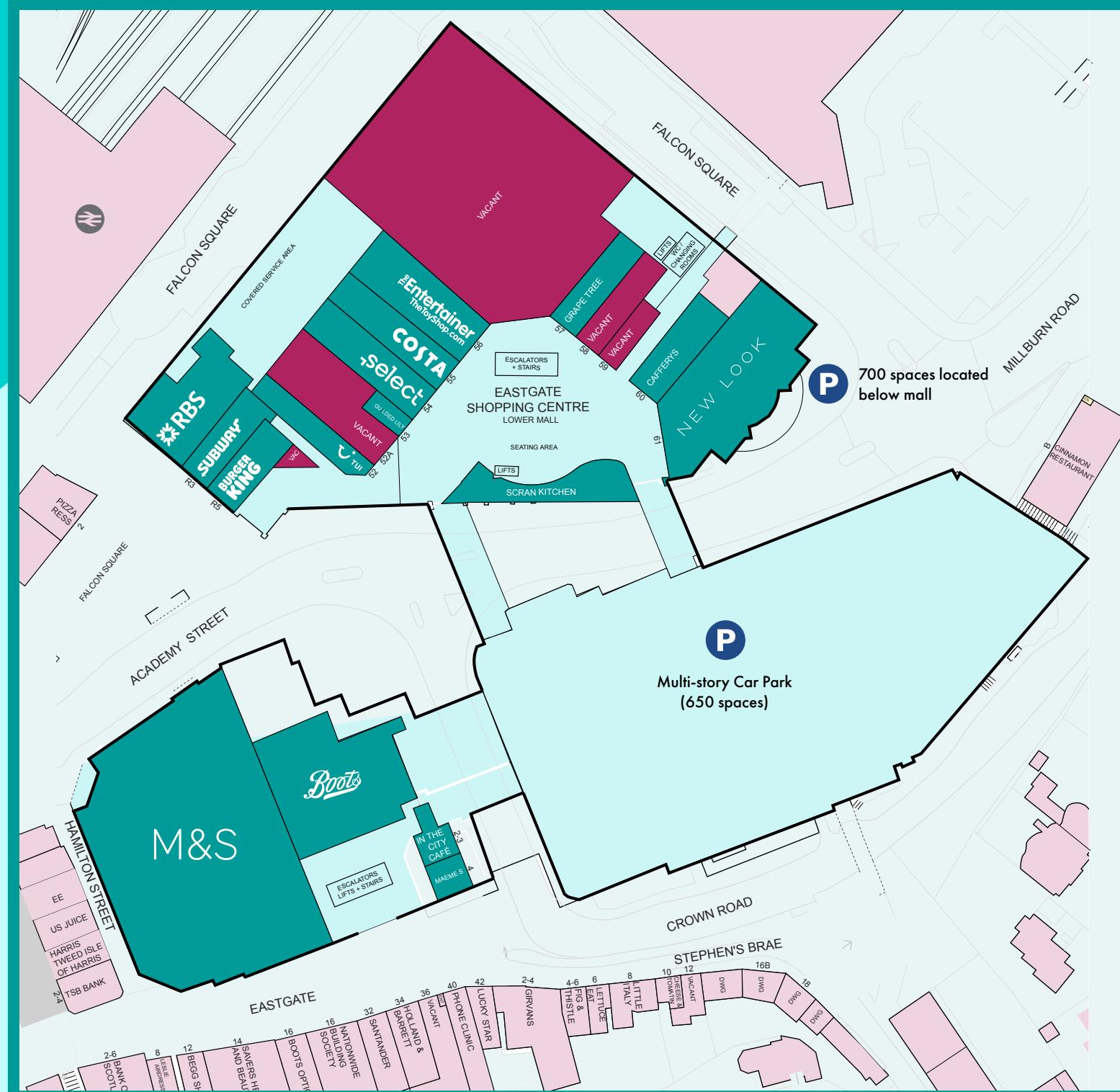
Join a prestigious line-up of anchor tenants including retail giants like M&S, Next, and H&M, drawing significant and consistent customers to their stores.

# EASTGATE: LOWER MALL



## AVAILABLE UNITS:

UNIT	GROUND FLOOR NIA (SQ FT)	1 <sup>ST</sup> FLOOR NIA (SQ FT)	2 <sup>ND</sup> FLOOR NIA (SQ FT)
<b>Kiosk 8</b>	560	n/a	
<b>Store C (former Dept Store)</b>	24,759 (GIA)	35,886 (GIA)	35,527 (GIA)
<b>Unit 52a</b>	3,391	n/a	
<b>Unit 58</b>	1,613	n/a	
<b>Unit 59</b>	914	n/a	



# EASTGATE: UPPER MALL



## AVAILABLE UNITS:

UNIT	GROUND FLOOR NIA (SQ FT)	1 <sup>ST</sup> FLOOR NIA (SQ FT)
<b>Unit 34</b>	1,335	n/a
<b>Unit 35a</b>	187	n/a
<b>Unit 39</b>	1,341	795
<b>Unit 63-65</b>	8,430	n/a
<b>Unit 66</b>	1,482	1,704
<b>Unit 72</b>	1,452	n/a

\*Note – ground floor could be let in isolation.





“At Eastgate we have found a perfect location to showcase our concept and bring Søstrene Grene to Inverness. The initial reaction from customers has been very positive with turnovers exceeding our expectations.”

**Mikkel Grene,**  
Group CEO and co-owner,  
Søstrene Grene



“Since opening in Inverness 2 years ago the performance of our store has exceeded our expectations and we are delighted with trade here.”

**Matthew Lee,**  
Head of Store Development & Real Estate,  
Rituals



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## CONTACT

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