

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

RITUALS
...

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

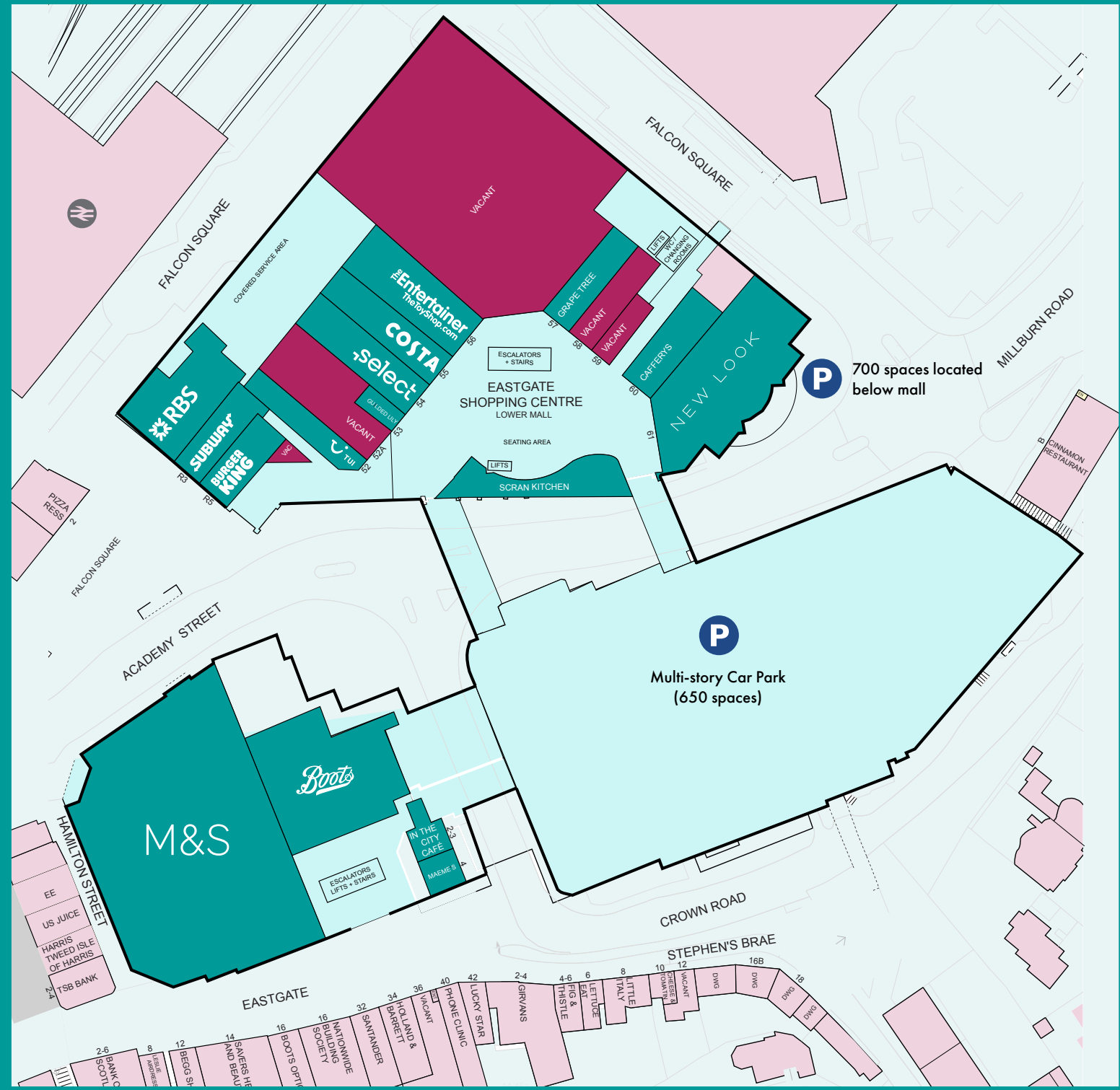
Join a prestigious line-up of anchor tenants including retail giants like M&S, Next, and H&M, drawing significant and consistent customers to their stores.

EASTGATE: LOWER MALL



AVAILABLE UNITS:

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



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

The floor plan of the Eastgate Shopping Centre Upper Floor shows a variety of retail units and vacant spaces. The units are color-coded: teal for occupied and pink for vacant. The plan includes the following units and spaces:

- H&M** (Unit 62)
- VACANT** (Unit 63-65)
- NHS** (Unit 66)
- WHITE STUFF** (Unit 67)
- Waterstones** (Unit 68)
- ESCALATORS + STAIRS** (Unit 69)
- QUIZ** (Unit 70)
- TRESPAS** (Unit 71)
- CLAIRES** (Unit 72)
- VACANT** (Unit 73)
- Superdry** (Unit 74)
- SKY NAILS** (Unit 75)
- STARBUCKS** (Unit 76)
- VOODOCAKE** (Unit 77)
- THE PERSUASION SHOP** (Unit 78)
- ESCALATORS + STAIRS** (Unit 79)
- M&S** (Unit 80)
- BOOTS** (Unit 81)
- CHISHOLM HUNTER** (Unit 82)
- 3 STORES** (Unit 83)
- STREET OF THE FUTURE** (Unit 84)
- SOSTRENE GRENE** (Unit 85)
- FANTAGE** (Unit 86)
- RITUALS...** (Unit 87)
- VISIONEXPRESS** (Unit 88)
- hmv** (Unit 89)
- VACANT** (Unit 90)
- CLINTON** (Unit 91)
- H SAMUEL** (Unit 92)
- THE BODY SHOP** (Unit 93)
- PHOTOCLON** (Unit 94)
- ONE OF A KIND** (Unit 95)
- DISCOVERY COLLEGE** (Unit 96)
- next** (Unit 97)
- CARD FACTORY** (Unit 98)
- UNIQUE NESS** (Unit 99)
- VACANT** (Unit 100)

The plan also shows the following streets and features:

- FALCON SQUARE** (North)
- CROWN ROAD** (South)
- HAMILTON STREET** (West)
- LINK** (East)
- ESCALATORS + STAIRS** (Unit 69)
- ESCALATORS + STAIRS** (Unit 79)
- ESCALATORS + STAIRS** (Unit 98)
- ESCALATORS + STAIRS** (Unit 100)



“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

eastgate

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Produced by Designworks.