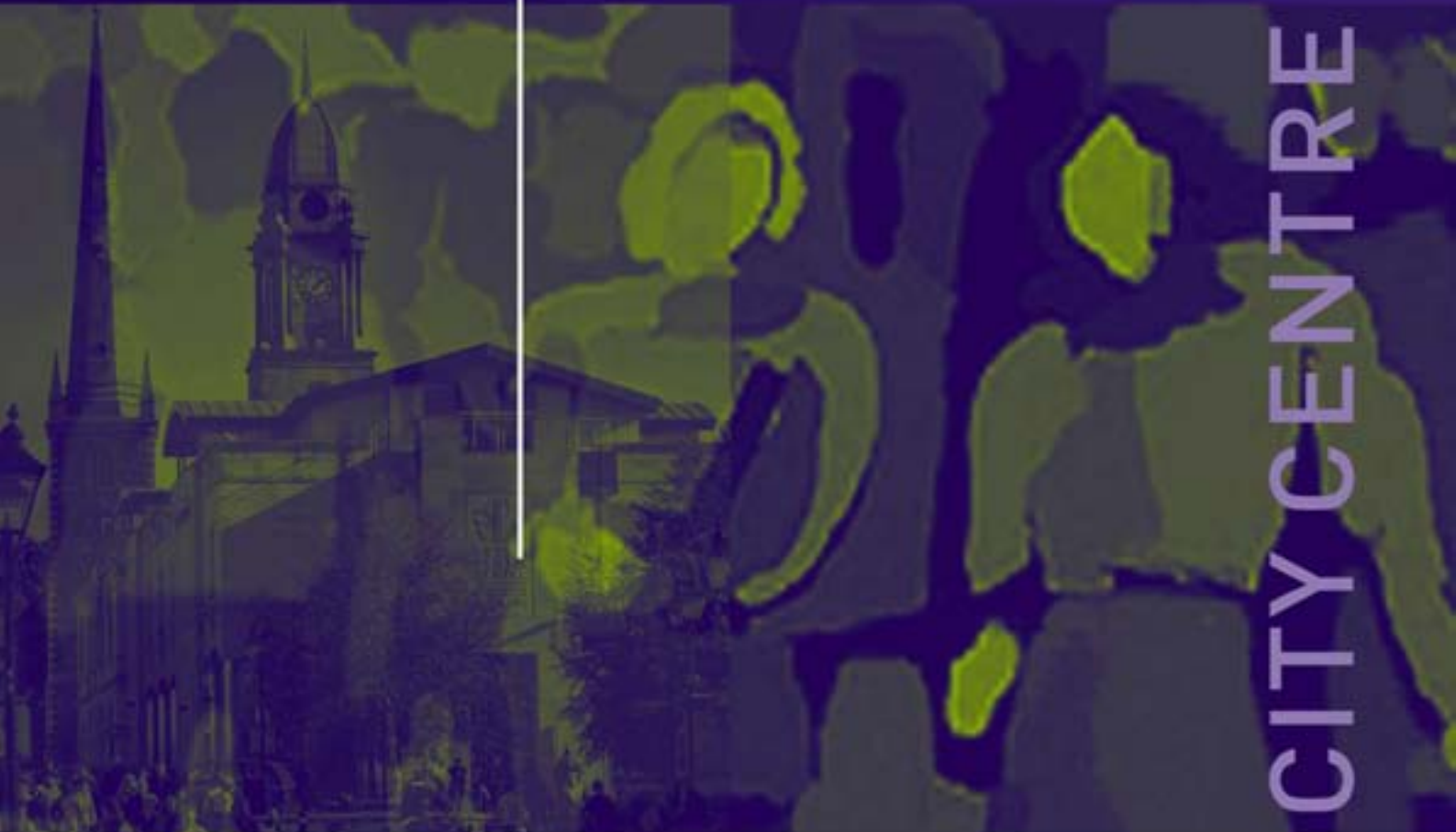


INVEST LISBURN

A guide to Retail Investment



CITY CENTRE

Lisburn

IT'S THE CITY FOR... INVESTMENT

Why Lisburn City Centre?

Lisburn is a recognised population growth centre due to its strategic location and quality infrastructure. There are approximately 110,000 residents, a 32% increase since 1981. Further growth to 200,000 is anticipated by 2012.

Lisburn is the second largest urban area in Northern Ireland and growing!

Drivetime population: LISBURN CITY CENTRE AND SPRUCEFIELD		
	2000	Est. 2005
0-10 mins	91828	92562
10-20 mins	320556	323120
Total	412384	415682

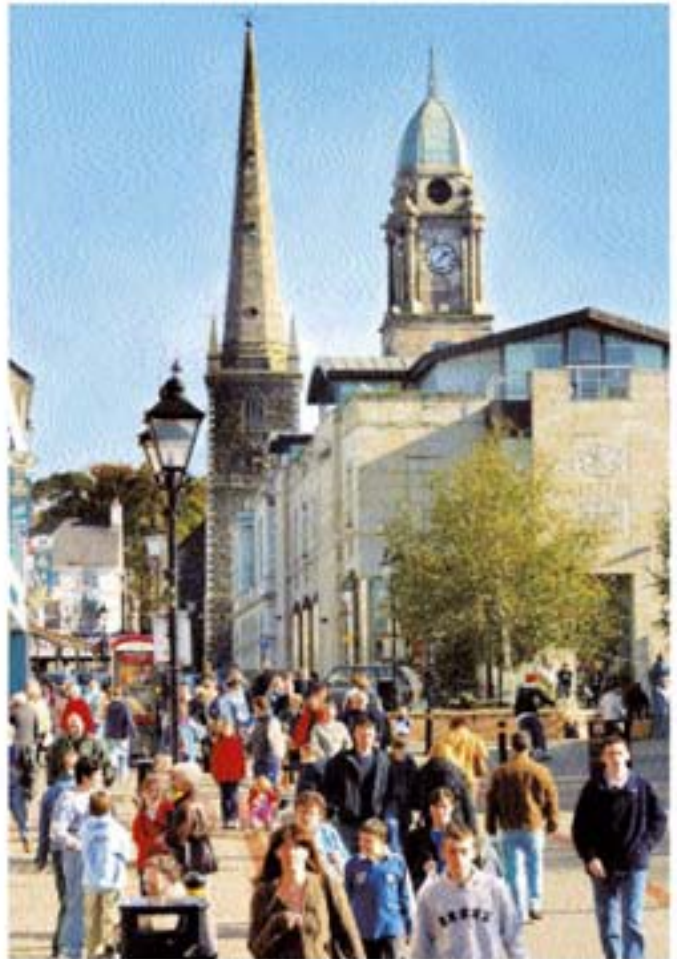
Source: Turley Associates

The city centre has an enviable reputation as a quality dynamic retail destination delivering a consistent diverse high retail offer.

Zone A rentals (per square foot)		Type of existing Retail Businesses	
Bow Street	£ 80	Convenience	21
Market Square	£ 50	Department Stores	1
Castle Street	£ 25	Comparison	220
Antrim Street	£ 25	Service	116
		Mixed Retailing	104
		Total Retail	462

Lisburn retail vacancy	8%
UK average vacancy	12%

Lisburn has retained a very strong independent retailing sector with local interests controlling a significant proportion of the prime pitch and key destination stores.



Market Square



Bow Street Mall

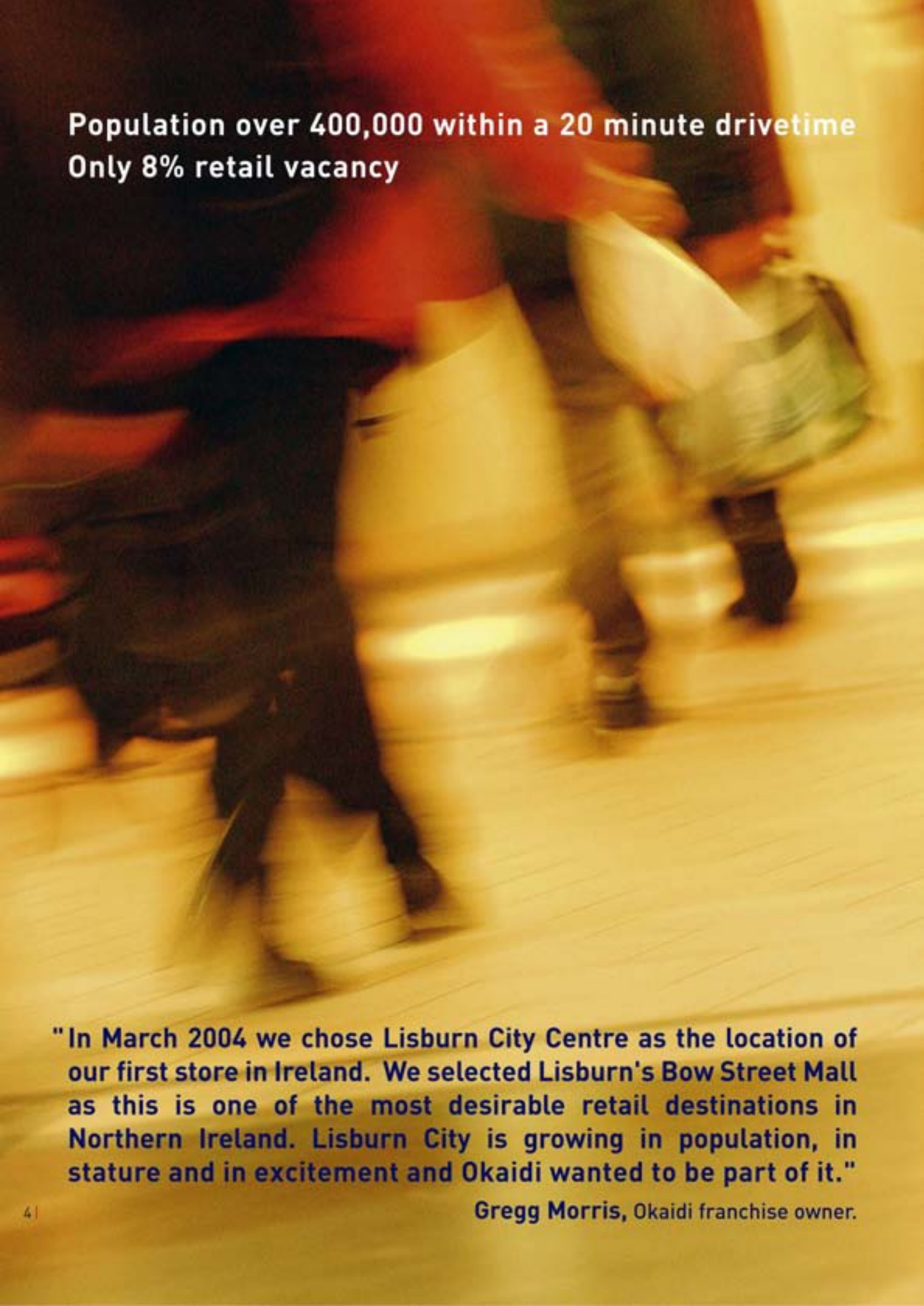


Lisburn Square

RECENT DEVELOPMENTS:

The Bow Street Mall shopping centre has recently completed two further extensions and has over 250,000 square feet of net letting space. The Mall is fully let.

The award winning Lisburn Square development is a high quality innovative retail destination.



**Population over 400,000 within a 20 minute drivetime
Only 8% retail vacancy**

"In March 2004 we chose Lisburn City Centre as the location of our first store in Ireland. We selected Lisburn's Bow Street Mall as this is one of the most desirable retail destinations in Northern Ireland. Lisburn City is growing in population, in stature and in excitement and Okaidi wanted to be part of it."

Gregg Morris, Okaidi franchise owner.

Lisburn City Centre has over 560 businesses including 462 retailers

SOCIO-ECONOMIC PROFILE OF LISBURN

- Affluent population
- Very low unemployment
- High disposable income earners
- High proportion of public sector workers



The 'Bow Street Pedestrianised Area' is Lisburn City Centre's prime pitch

Professional/ Managerial Occupations	
Lisburn	29.89%
N.Ireland	25.23%
% of households with cars or vans	
Lisburn	77.94%
N.Ireland	73.68%
Unemployment - % of working ages all persons	
Lisburn	2.3%
N.Ireland	3.3%
Housing privately owned	
Lisburn	75%



City Centre Services & Facilities

EVENTS

A wide and varied range of family targeted events enhance the vibrancy of the City Centre. Over 100,000 people have participated in the events which have an average consumer satisfaction rating of around 95%.

All events are founded on promoting family values, inclusivity and broad participation.

Complementary events are regularly promoted by Lisburn Square, Bow Street Mall and Sprucefield Shopping Centre.



SAFETY AND SECURITY

CCTV	13 Cameras are actively monitored 24 hours every day
Radiolink	A 2-way radio system with over 50 retail members is fully integrated with the CCTV operation.

ACCESS AND TRANSPORT

Bus Services	300 per day 115,000 users per week
Train Services	Around 90 per day
Busybus	11 City Centre Busybus 'Hail and Ride' 456,000 users/year
Car parking	2449 spaces plus onstreet car parking
Shopmobility Lisburn	Scooters are available free of charge everyday from 3 outlets

ENVIRONMENTAL QUALITY

- A daily cleansing and maintenance programme is undertaken by Lisburn City Council.
- Council is supported by the City Centre Ranger removing any graffiti, fly posters, environmental upgrading and repainting public areas.
- The Christmas lighting features are among the best and most concentrated in Ireland.

STREET MARKETS

- Speciality Food Market each Saturday in Lisburn Square
- Traditional 'Tuesday Market' in Lisburn Square
- Monthly 'Collectables' market in Castle Arcade

KEY PERFORMANCE INDICATORS

A comprehensive set of 10 key performance indicators for the city centre is maintained by Lisburn City Centre Management.

TELECOMMUNICATIONS

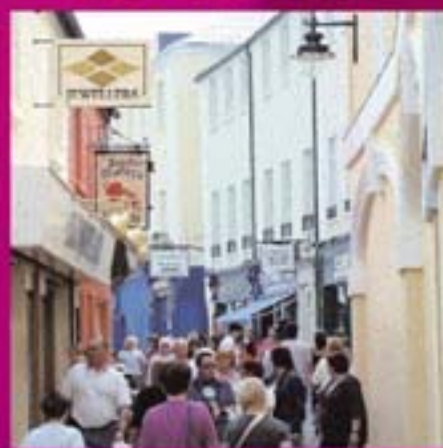
The city centre has comprehensive Broadband internet access.

LISBURN STRATEGIC INVESTMENT FRAMEWORK

This concise document outlines the key programmes and projects to ensure the appropriate and effective development of Lisburn City Centre. For further information contact Lisburn City Centre Management.

"The store has performed well and carries a wide range of product for all tastes ensuring HMV remains Top Dog in Lisburn"

Gennaro Castaldo,
HMV Head of Press and PR, HMV UK Limited



Lisburn Land & Property Register

A unique comprehensive guide to commercial properties in Lisburn city centre is available online at www.lisburnccm.co.uk

Latest Goad Plan



Lisburn City Centre Management has access to the latest **Goad Plan** online at www.lisburnccm.co.uk

for further information please contact
Lisburn City Centre Management
3a Bridge Street · Lisburn · BT28 1XZ
t: 028 9266 0625
f: 028 9266 0192
e: office@lisburnccm.co.uk
w: www.lisburnccm.co.uk