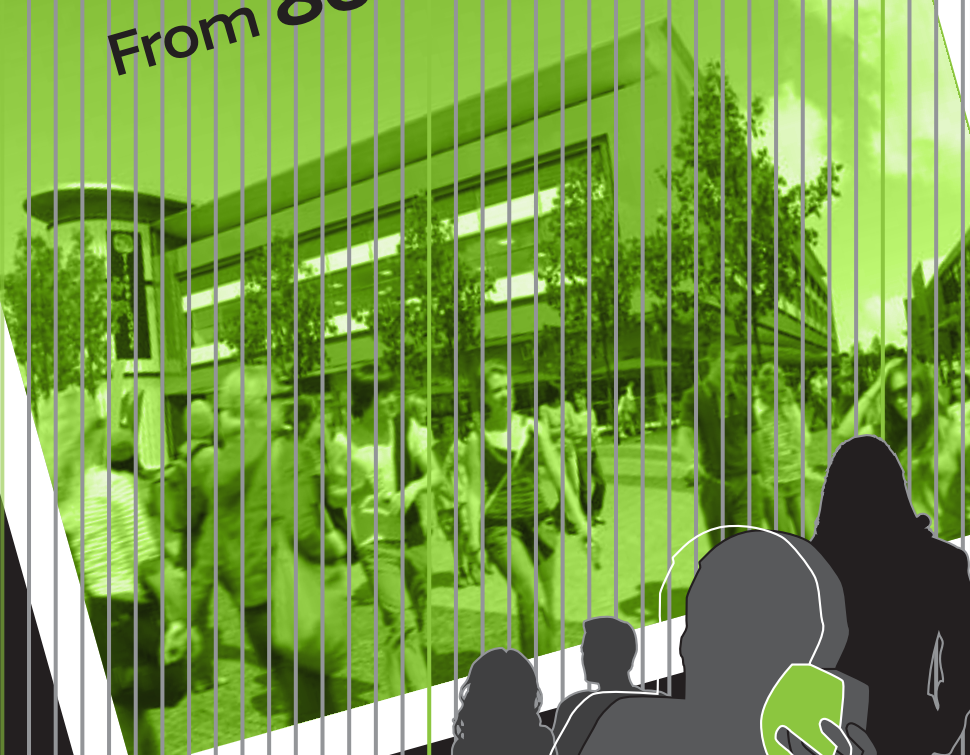




EastGate

Llanelli Leisure Quarter

**PRIME CAFE / BAR,
RESTAURANT & RETAIL
OPPORTUNITIES**
From 800 to 12,000sqft



llanelli leisure
QUARTER



major town centre regeneration

new town square

a thriving unique town centre destination for leisure and business

restaurants and bars

exciting opportunities to complete the leisure offer

6 screen cinema

latest visual and audio technology

53 bed hotel

a new facility for the town centre

22,000 sq ft of offices

fantastic and sustainable central location

new transport hub

easily accessible to all

Proposed 550 seat Theatre Complex

"the leisure and cultural quarter drawing visitors from South West Wales".



EastGate

Llanelli Leisure Quarter



Llanelli leisure QUARTER





exciting new Leisure

opportunities in an area with lots

to shout about

Llanelli is the largest town in Carmarthenshire with a 67,663 primary population and a 564,314 retail catchment.

The **East Gate Centre** comprises of a 6 screen cinema, hotel, offices, restaurants, bars and retail making it an exciting new leisure quarter for Llanelli, which will be further enhanced by the new proposed **550 seat Theatre**.

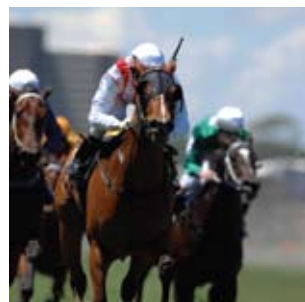
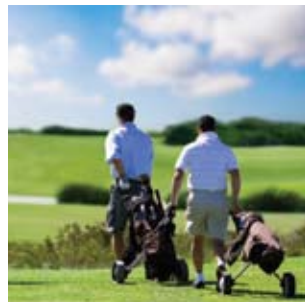
East Gate also has **excellent links** and permeability with the rest of the town centre with direct links to Park Street, St Elli Centre and Asda supermarket with a 450 space car park.

The **new Town Square** will provide the perfect setting with a mixture of listed and contemporary buildings creating a unique destination to visit for both leisure and business.

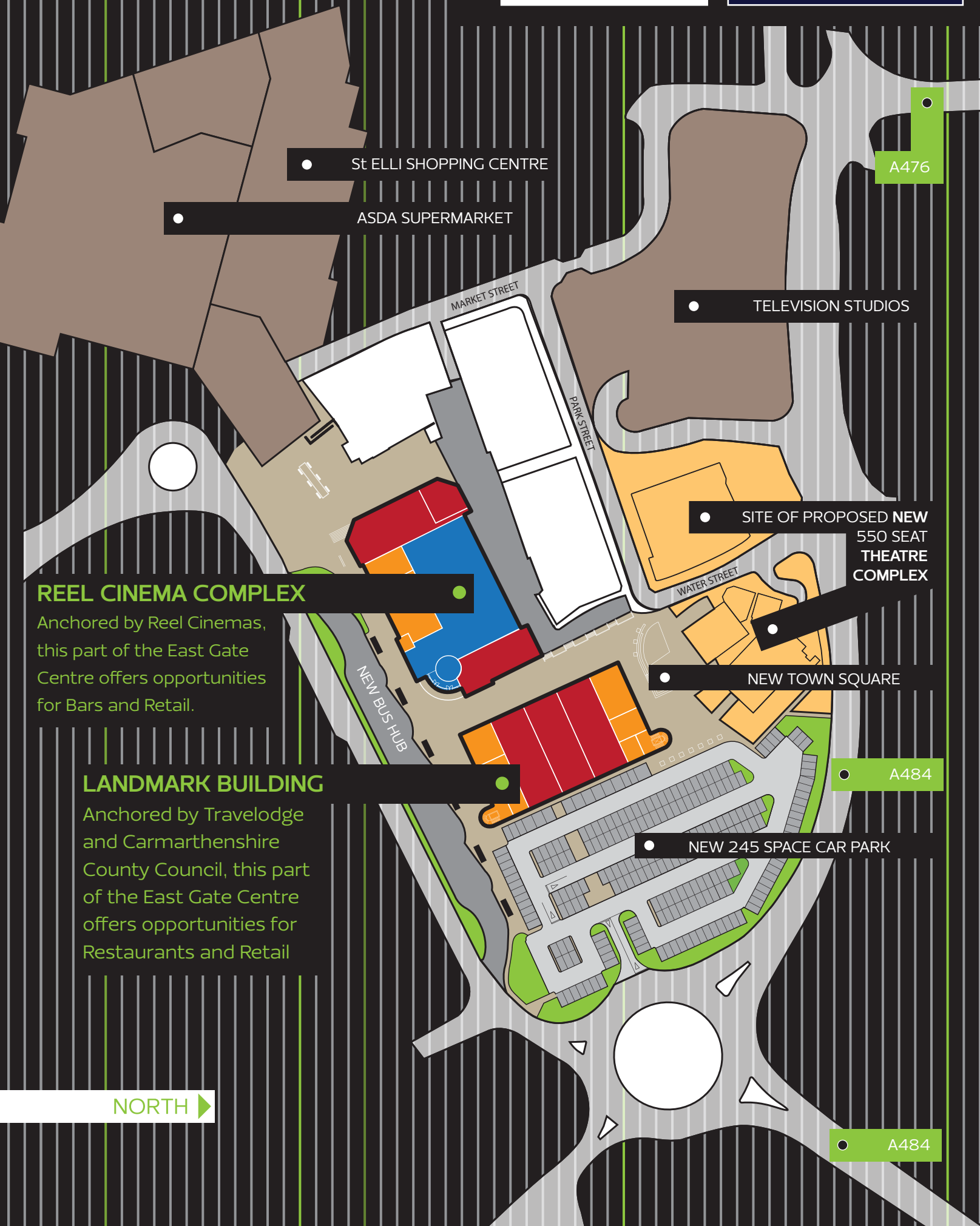
Access to East Gate couldn't be easier with a new **245 space surface** car park located at the eastern entrance to the Town Centre and a new **bus hub** incorporated into the development.



Llanelli Leisure... is undergoing a transformation with a number of new developments on the waterfront including the Machynys Golf Course and Millennium Coastal Park, the Parc y Scarlets and just outside Llanelli the new £25m racecourse Ffos Las.



Anchored by :



St ELLI SHOPPING CENTRE

ASDA SUPERMARKET

TELEVISION STUDIOS

SITE OF PROPOSED NEW
550 SEAT
THEATRE
COMPLEX

NEW TOWN SQUARE

NEW 245 SPACE CAR PARK

REEL CINEMA COMPLEX

Anchored by Reel Cinemas, this part of the East Gate Centre offers opportunities for Bars and Retail.

LANDMARK BUILDING

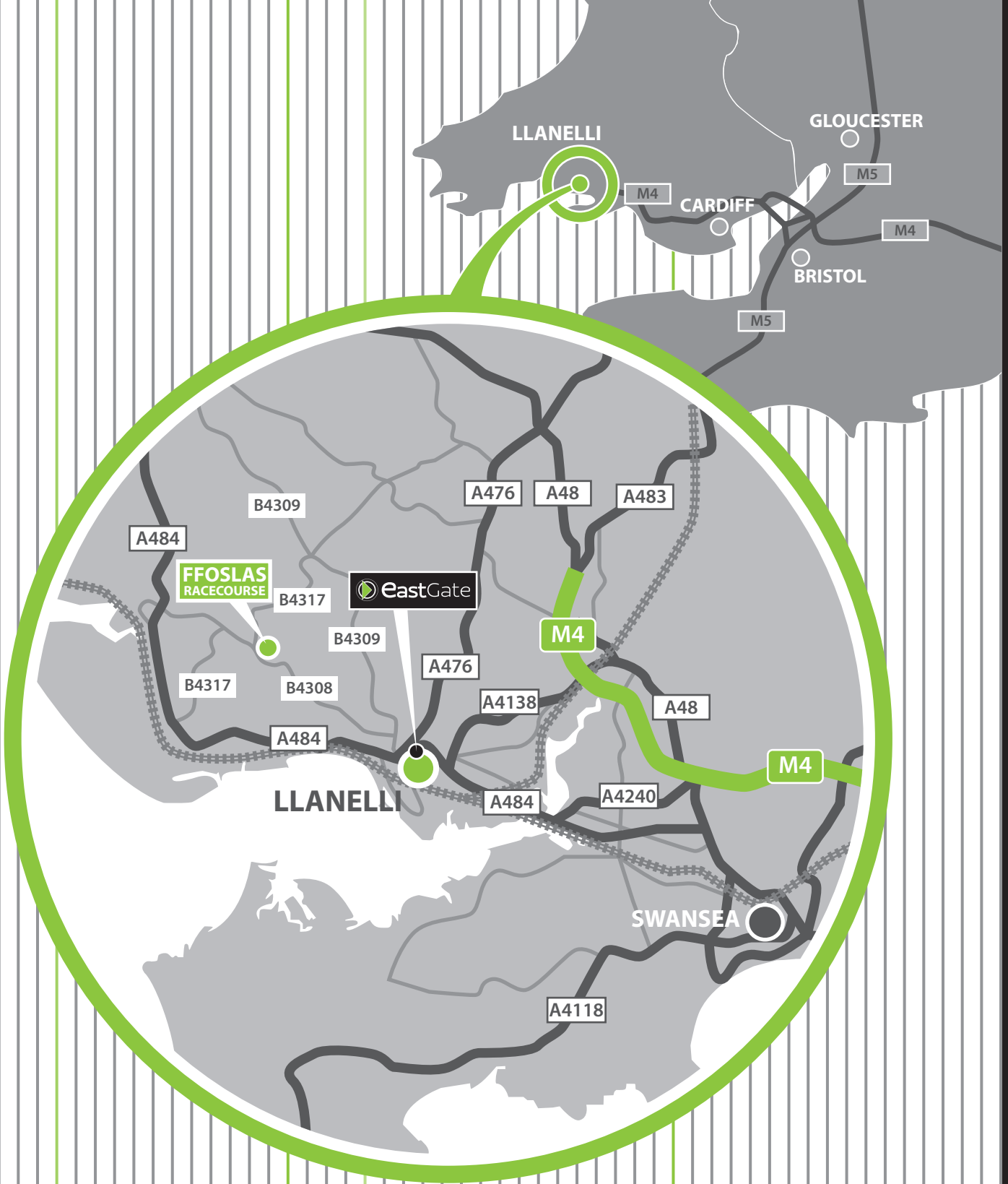
Anchored by Travelodge and Carmarthenshire County Council, this part of the East Gate Centre offers opportunities for Restaurants and Retail

NORTH

A476

A484

A484



For further information please contact the agents:

Calan.
RETAIL PROPERTY ADVISORS
029 2037 3933

Contact:
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Hartnell TaylorCook
LLP
020 7491 7323
www.htc.uk.com

Contact:
Dominic Tomlinson - 0207 409 3732

HENRY DAVIDSON
DEVELOPMENTS

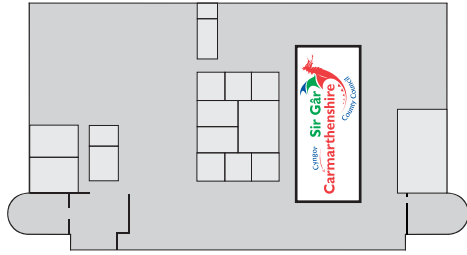
Contact:
Harvey Lay - 0115 853 3630

Working in partnership with

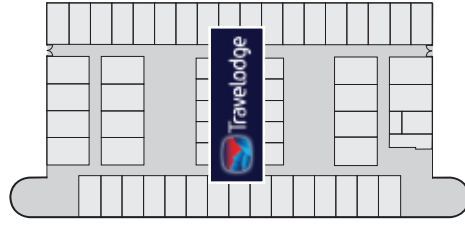


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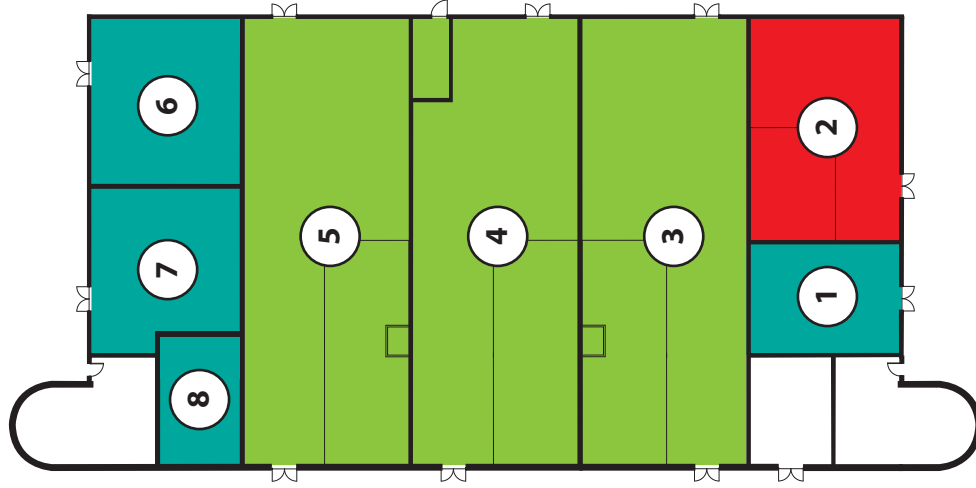
FIRST FLOOR PLAN
(22,000sqft of Office Space Let to Carmarthenshire County Council)



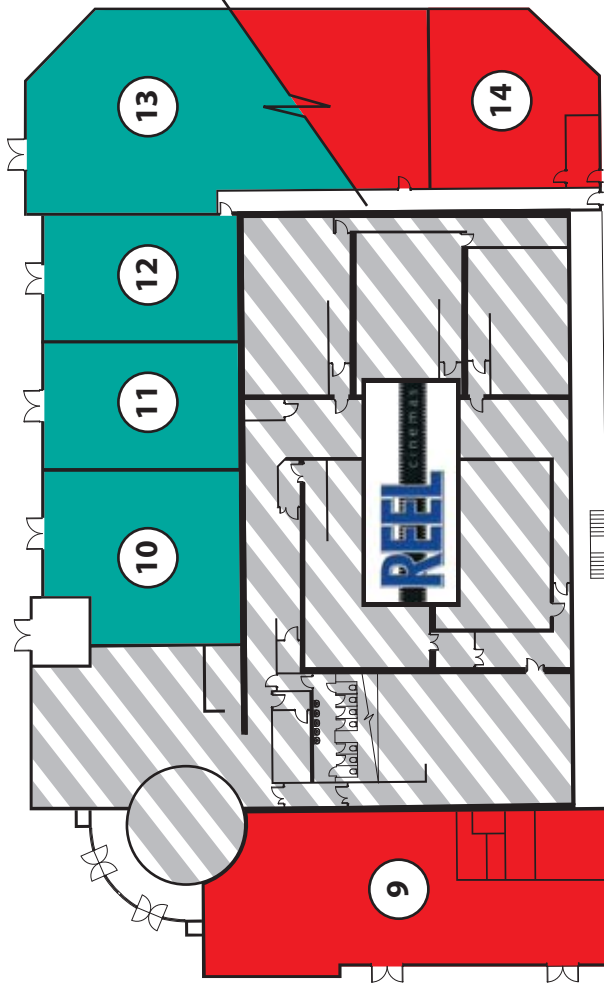
SECOND FLOOR PLAN
(Hotel - Let to Travelodge)



LANDMARK BUILDING
(GROUND FLOOR PLAN)



CINEMA BUILDING
(GROUND FLOOR PLAN)



AVAILABILITY AND AREA

LANDMARK BUILDING

UNIT	AREA (sq ft)	PROPOSED USE
1	872	Retail
2	1,781	Cafe / Bar
3	3,998	Restaurant
4	3,998	Restaurant
5	3,998	Restaurant
6	1,325	Retail
7	1,315	Retail
8	LET	Retail
1st Floor	PRE LET to Carmarthenshire Council	
2nd Floor	PRE LET to Travelodge	

CINEMA BUILDING

UNIT	AREA (sq ft)	PROPOSED USE
9	6,460 (GF & FF)	Bar
10	1,704	Retail
11	1,294	Retail
12	1,310	Retail
13	4,206	Retail
14	5,011 (GF & upper GF) + Additional 625 sqft of outside covered space	Cafe / Bar
Cinema	PRE LET to REEL Cinemas	



EastGate
Llanelli Leisure Quarter

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