



loch lomond shores





A82 to Fort William and Inverness

Stirling

loch lomond shores

**Wider site location:**

- Glasgow Airport 20 mins
- Glasgow 40 mins
- Stirling 44 mins

**Gateway to:  
West Coast and the Highlands**

Glasgow Airport

Glasgow

# The Location : G83 8QL

## KEY POINTS

- **Gateway Site** – Situated on the picturesque banks of Loch Lomond and at the most accessible point, Loch Lomond Shores is the gateway to the Trossachs National Park. Scenery and landscape was found to be a major draw for half (49%) of visitors in a 2016 Visit Scotland survey, which the scheme is well placed to capitalise upon
- **Well Connected** – Via the A82 there are **strong motorway links**, with the scheme located just 40 minutes from Glasgow
- **Strong Anchor** – The 90,000ft<sup>2</sup> shopping centre is anchored by Jenners which is **performing well** – current brands include **Ralph Lauren, Hugo Boss, Barbour, Oasis, Coast, Phase Eight, Guess, DKNY, Radley, Clarins, Elizabeth Arden and Molton Brown**
- **Food & Beverage (F&B)** – A terrace, overlooking Loch Lomond hosts a range of F&B at the centre
- **Footfall** – The Centre receives **over 1.3m** visitors per annum
- **Aspirational Adjacencies** – Cameron House, a 5 Star luxury hotel. The hotel has **128 bedrooms**, alongside an award winning Spa, gym, 18 hole championship golf course, 5 restaurants and bars, luxury motor cruiser and seaplane. This provides access to an **affluent audience which are currently underserved**
- **Lack of Competition** – The scheme provides the **principal retail offer** within the Loch Lomond area
- **Extensive Parking** – Free provision is available for over 1,000 vehicles



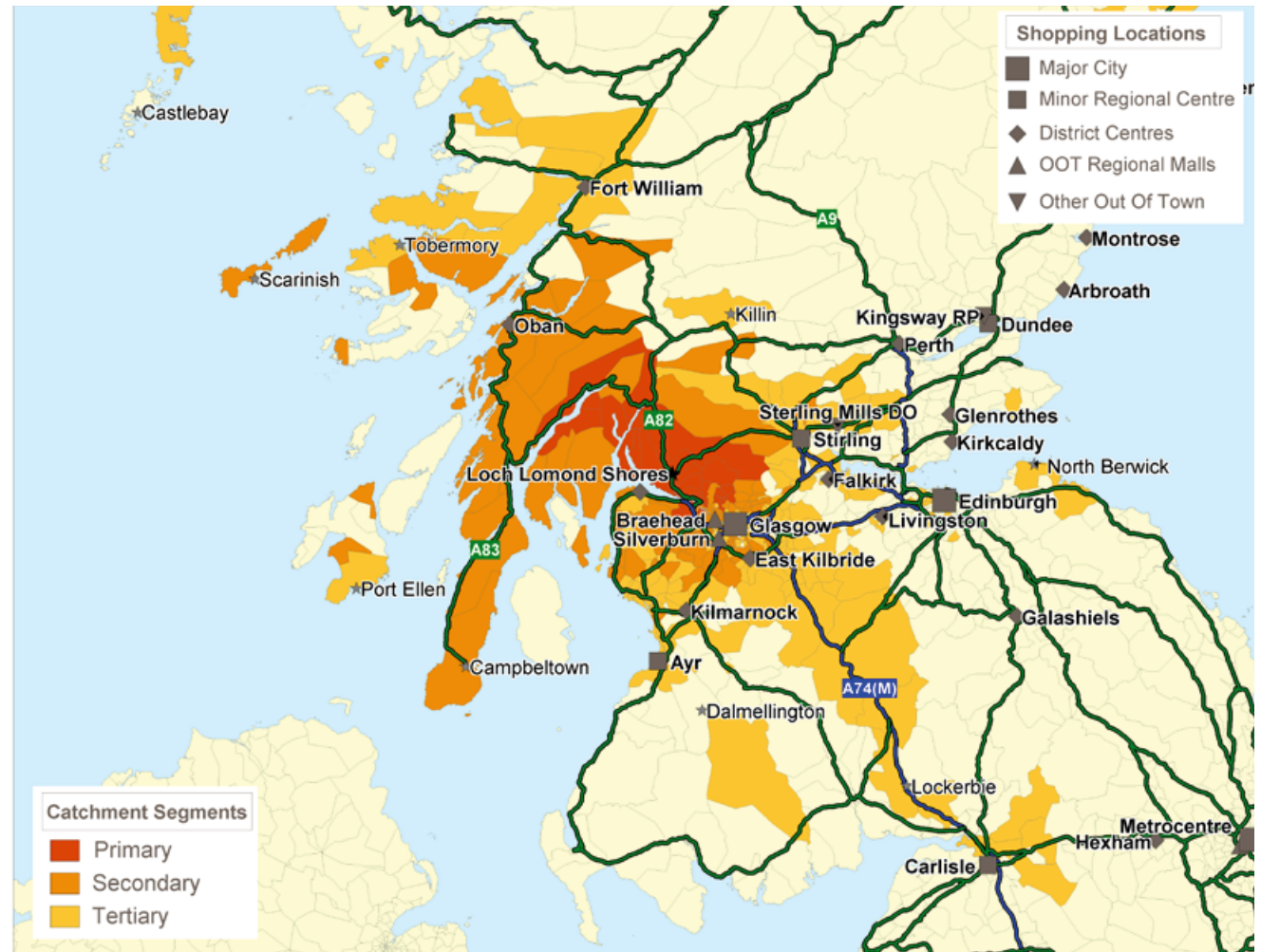
## loch lomond shores : Headlines

## CATCHMENT AREA

- **Large and Extensive Catchment** – Based upon customer postcodes collected at Lomond Shores over a full year, the principal catchment contains **2.4m residents**
- **3m residents** within a 90 minute drive
- **Significant Market Size** – Total *Non-Grocery* shopper spend of **£101m** inc. “pull in”
- **Affluent and High Spending Households** – Income and Non-Grocery spend per household are +13% and +17% above the average for Scotland in the *Primary*
- **Family Focussed** – *Family* account for 26% of households, +2% above the Scotland average, +7% in the *Primary*
- **Increasing Catchment** – as the scheme grows and strengthens the catchment is expected to expand significantly

## AFFLUENCE PROFILE

- Lomond Shores’ catchment is affluent in the *Primary*, from where 50% of shoppers are drawn, with **Social Economic Grade ABC1** (those in professional and managerial occupations), **16% above the average for Scotland**. Accounting for 55% of residents overall, this indicates a demand for good quality and aspirational brands

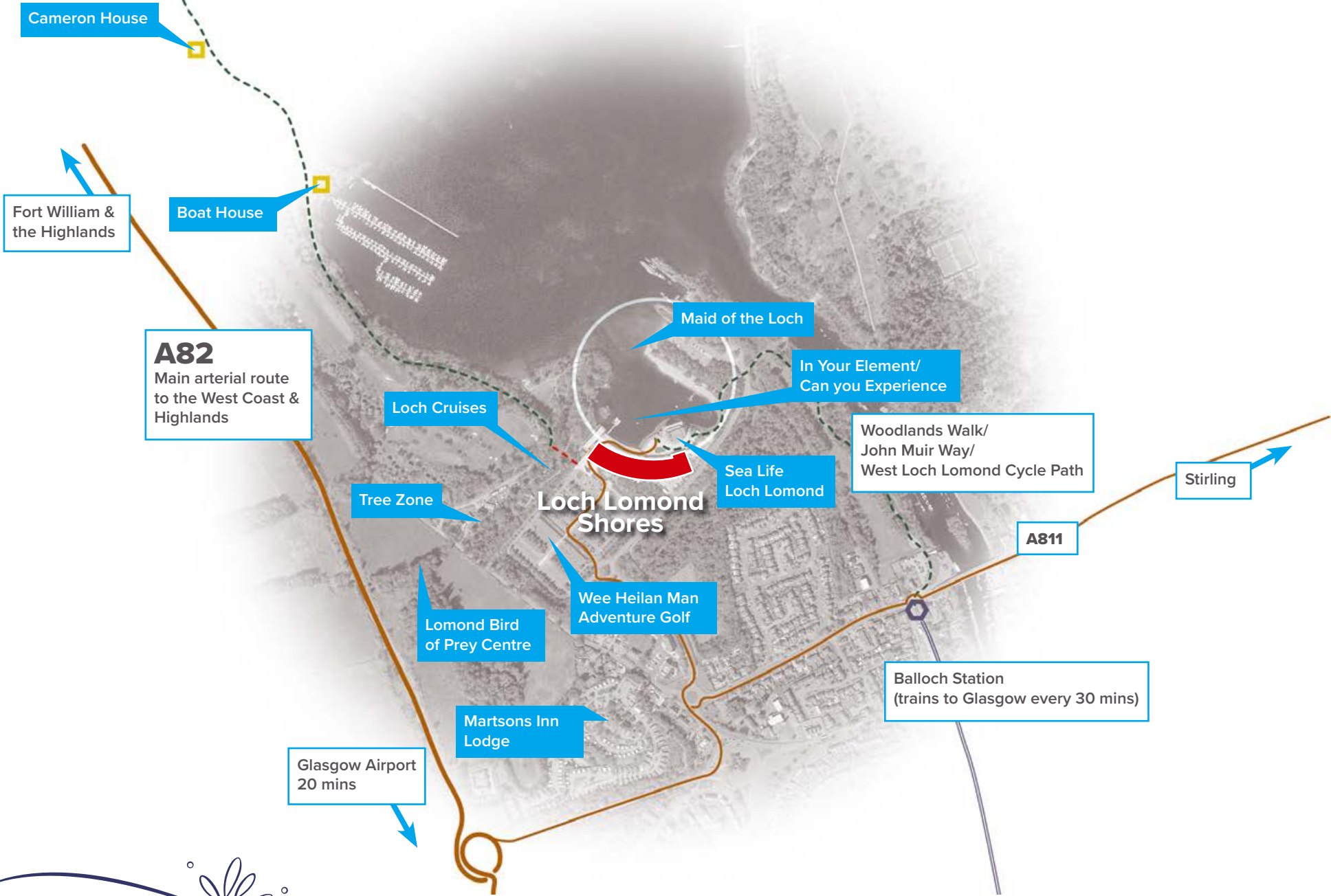




# loch lomond shores : Extensive Events Programme

The scheme has hosts regular, **popular events** which have included the Great Scottish Swim, Springfest, the Loch Lomond Food and Drink Festival and regular farmer's markets.

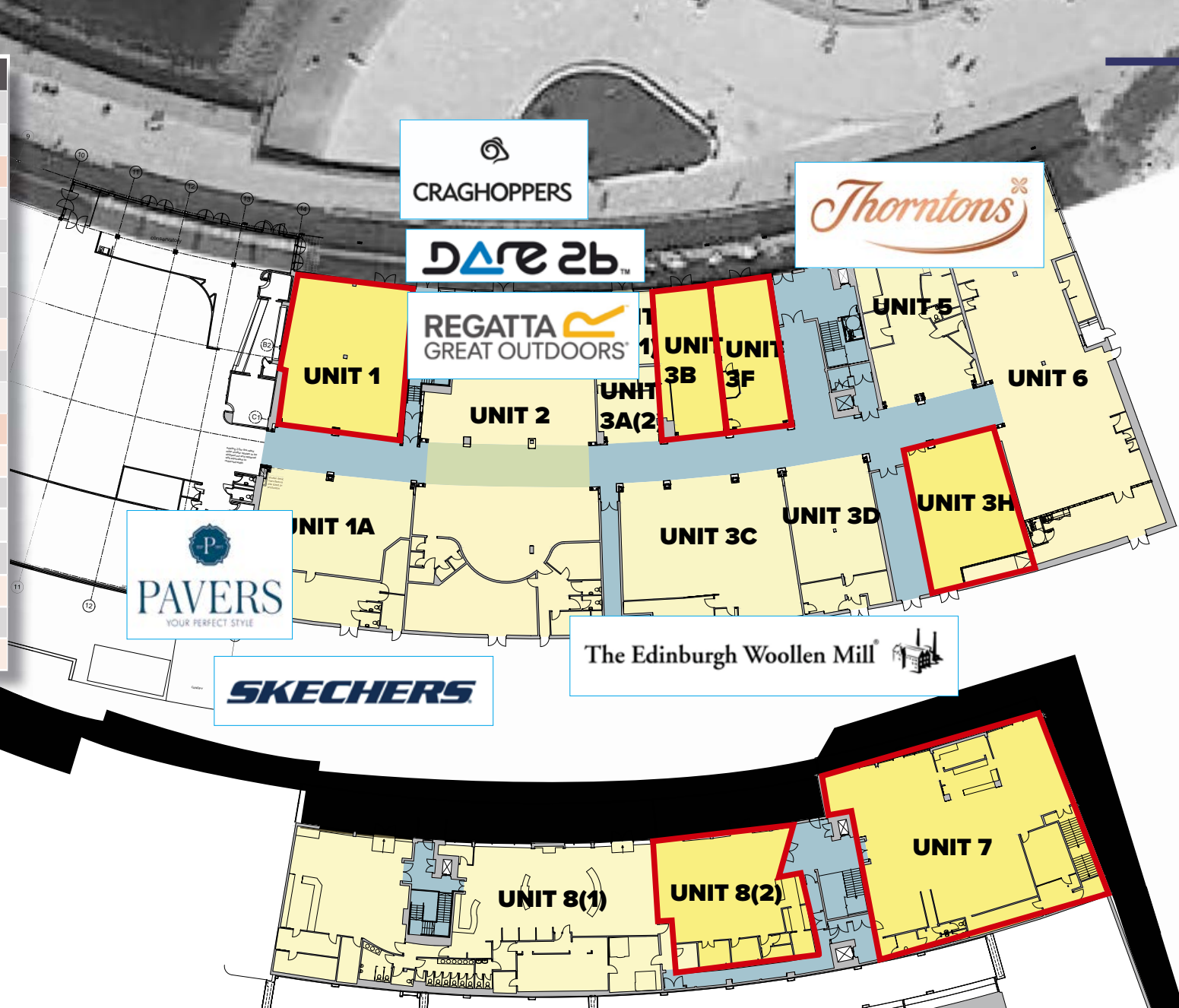




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**loch lomond shores : Site Context**



GROUND	UNIT NO.	AREA (ft <sup>2</sup> ) GIA
	Jenners	35,037
AVAILABLE	1	2,077
	1a	2,616
	2	6,674
	3a(1)	495
	3a(2)	506
AVAILABLE	3b	1,012
	3c	2,756
	3d/3e	1,453
AVAILABLE	3f	1,033
AVAILABLE	3h	1507
	5	2,196
	6	5,511
UPPER		
AVAILABLE	7	4,704
	8(1)	5,705
AVAILABLE	8(2)	2,024



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loch lomond shores : Letting Plan 2 Possible Configuration



  
loch lomond shores : Face Lift 2019



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loch lomond shores : Face Lift 2019



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loch lomond shores : Face Lift 2019

# THE WHISKY EXPERIENCE OPPORTUNITY

As part of the transformation of Loch Lomond Shores, the investors have created an amazing opportunity for a stunning new Whisky Experience.

- Commanding some of the finest views in Scotland
- Situated in the heart of a cluster of world famous Whisky Distilleries
- Huge numbers of international tourists and day trippers pass by on the A82
- Possibility of accommodating booking parties
- Tying up with adjacent eateries and retail brands to deliver a memorable experience

## Potential partnership with Lomond Distillery



- A potential tie up with Lomond Distillery exists for an immersive experience
- The Brand is located nearby yet does not yet have its own dedicated visitor experience
- The company is seeking the right partner to develop part of the unit for telling their story, and selling their extensive range of products
- Large panoramic Balcony capable of seating 36 in comfort
- Full height glazing
- Marketing assistance of the unit, once developed is included in the package







# ROCK

## LOMOND SHORES

**Rock Lomond Shores will be the first destination Music bar and diner in Scotland based on the history of Scottish Rock and pop.**

Set in the majestic surroundings of Loch Lomond Shores, at the gateway to the Trossachs National Park, the venue will house exhibits, memorabilia and sell rare prints from all genres of the amazing Scottish Rock and Pop scene over the last 40 years and offer visitors and diners alike a true taste of Scotland and its popular musical heritage.

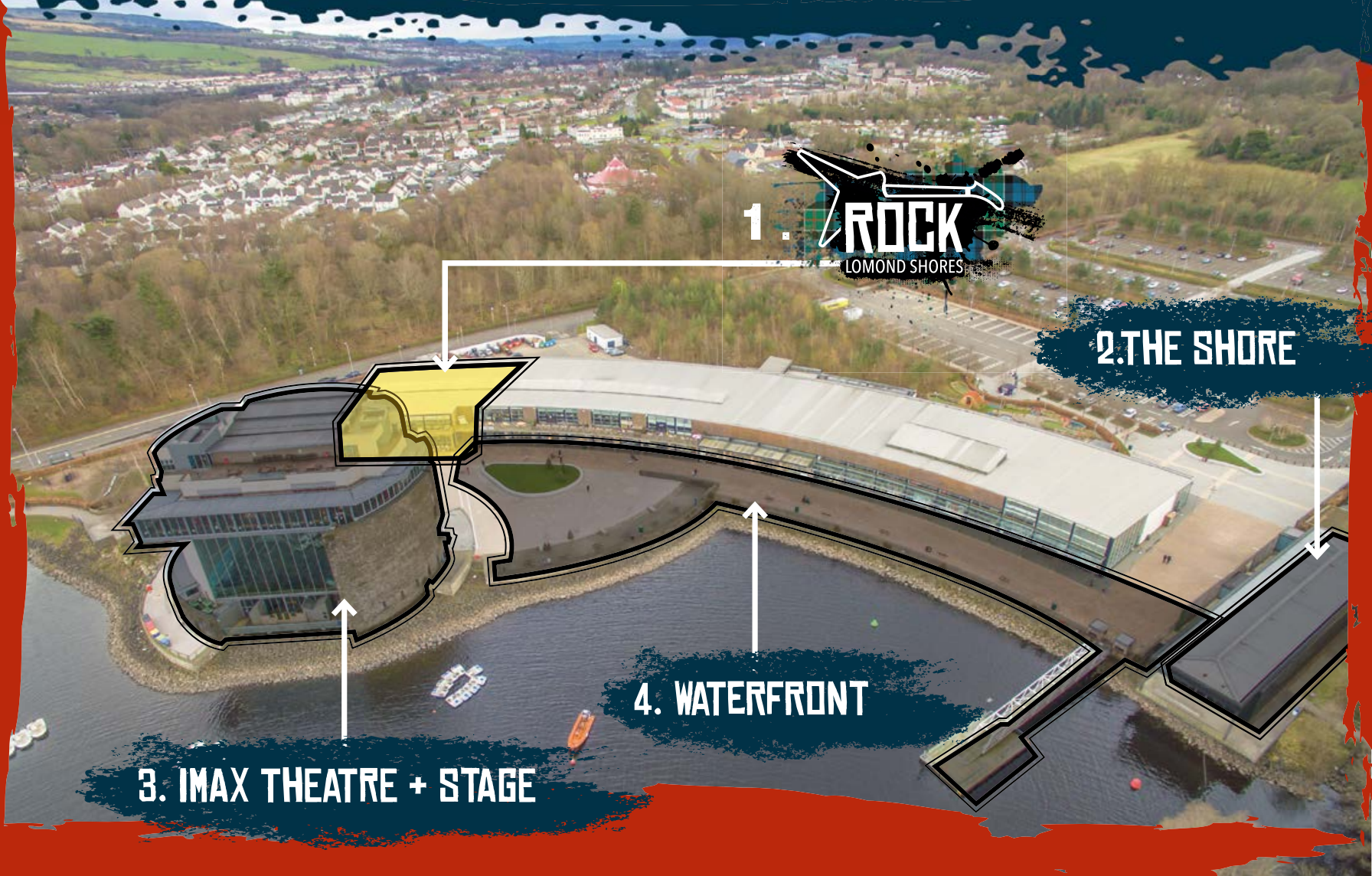
### **What will it offer;**

- Fantastic setting celebrating the history of Scottish Rock and Pop
- Live events
- Theme evenings
- Opportunity to meet Scottish music legends
- Fantastic food and drinks from some of Scotland's best producers and suppliers

**FANTASTIC SETTING CELEBRATING THE HISTORY OF  
SCOTTISH ROCK AND POP!**

# LIVE MUSIC

"THE WIDER SITE CAN ACCOMMODATE A RANGE OF DIFFERENT SIZED LIVE EVENTS"



1. **ROCK**  
LOMOND SHORES

2. **THE SHORE**

3. **IMAX THEATRE + STAGE**

4. **WATERFRONT**



## BILLY SLOAN

**Billy Sloan has been a music journalist and broadcaster for 40 years.**

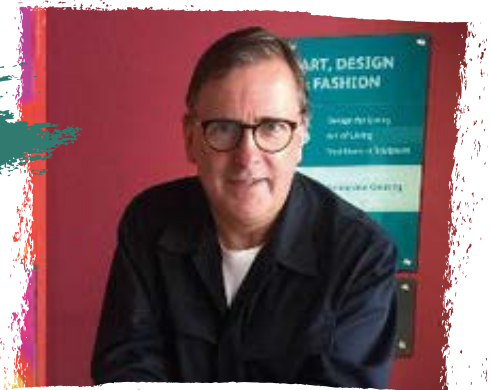
Billy has one of the largest private collections of prints / photos and memorabilia of Scottish music in Scotland. These will be on show with other pieces at Rock Lomond to create a musical journey that changes from year to year, providing an inspirational backdrop to reminisce, chill, listen, dine, and submerge yourself in the famous Scottish Rock and Pop music scene.

## RONNIE GURR

**“The Indiana Jones of Scottish Music”**

**- Simon Houston, Scottish Sun article 22nd June 2018**

The proposal is to use the extensive music industry contacts Ronnie has garnered over 40 years of building relationships across all genres of music to source items that will contribute to creating a home for a unique collection of great Scottish artists' music-related memorabilia.



## THE COLLECTION

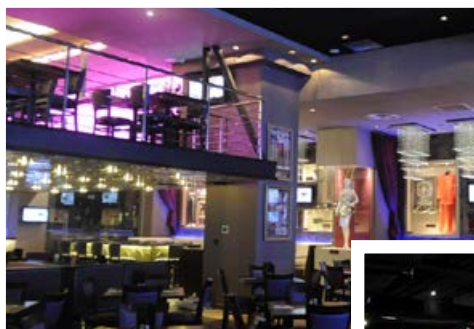
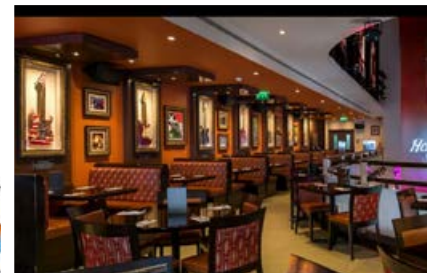
Rock Lomond Shores will house an amazing collection of Scottish Rock and Pop memorabilia, props and rare prints, including:

- The history of Scottish music
- The Billy Sloan collection
- Seasonal and artist based temporary exhibits
- Items to purchase and keep



# THE OPPORTUNITY

Lomond Shores are seeking an entrepreneurial operator to run this exciting new destination venue which already has Scottish Music support. Comprising 4,704 sq ft plus balcony. Advantageous terms and assistance are available.



(indicative layout)



Flamingo Land - planning application June 2019



Sea Life Loch Lomond Aquarium



Can You Experience - Canoeing



Segway Safari



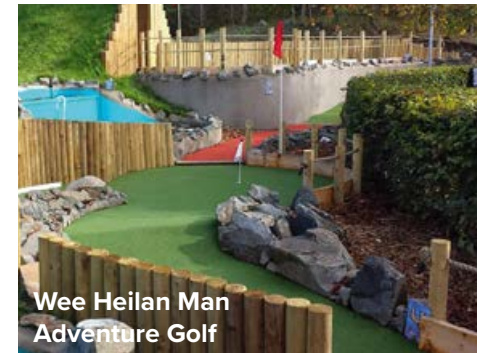
Loch Cruises



Lomond Bird of Prey Centre



TreeZone



Wee Heilan Man Adventure Golf

# loch lomond shores : Iconic Retail & Leisure Destination

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