

SHOPPING CENTRE PROPERTY / CLASS E

Chill FactorE Premier Leisure Destination, Manchester

**Rent: On application****Total Area**

5,800 Sq ft / 539 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk

Business Rates:

Please visit gov.uk for full details

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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We have recently been instructed on the agency at The Chill Factor at Trafford by the new owners, Bourne Leisure and Otium Properties.

Essentially a strategy has been put in place to repurpose this scheme to a more leisure destination, increase dwell time and continue on the success of the largest and most visited indoor ski slope in the UK.

I attach what I have got so far, new marketing material is being prepared at present, but hopefully the attached gives you a flavour.

The location of Chill Factor is second to none – sitting adjacent to the Trafford Shopping Centre on the M60 motorway which has 63 million vehicles passing a year.

There are currently 2.2m per annum to the scheme and the owners' aspirations are to significantly increase this, particularly through the off peak ski season.

The owners are the operators of the ski slope and therefore asset management will be more hands on with an emphasis on quality of leisure operator and tenant mix as opposed to covenant. They have already substantially refurbished the ski lodge restaurant and bar highlighted by the attached photos.

Short term initiatives include amalgamating units 3 and 4 to extend to circa 5,800sq.ft

The other initiative in the short term (and this will potentially apply to coffee shop/dessert use) is to amalgamate units U9A and U9B providing a double fronted unit – this will provide circa 1600sq.ft.

Other uses which we will be looking to bring into the scheme medium term include indoor golf, VR, Escape Rooms, Fun Station activities and more experiential leisure.

Look forward to hearing whether this location is something you wish to explore further