

**SPORTS
DIRECT.com**

**GAME
USC**

opening
December
2023.

**The Little
gym**

due to
Open Q1
2024.

**the
brooks**
SHOPPING

Winchester

AFFORDABLE RETAIL OPPORTUNITIES

FACTS AND FIGURES



£51,540
AVERAGE INCOME
in Winchester, 37.4%
above the national average



£358 MILLION
TOURISM SPEND



5.6 MILLION
DAY TRIPPERS
each year



421,512
MILLION
people within the
core catchment



£856
MILLION
total comparison goods
expenditure within
the core catchment



Above average
EMPLOYMENT
RATE OF 87%
(National average 73.7%)



Winchester's top three
Acorn Groups:
LAVISH LIFESTYLES
EXECUTIVE WEALTH
CAREER CLIMBERS



A vibrant young
population boosted by
7,500 STUDENTS
at the University
of Winchester

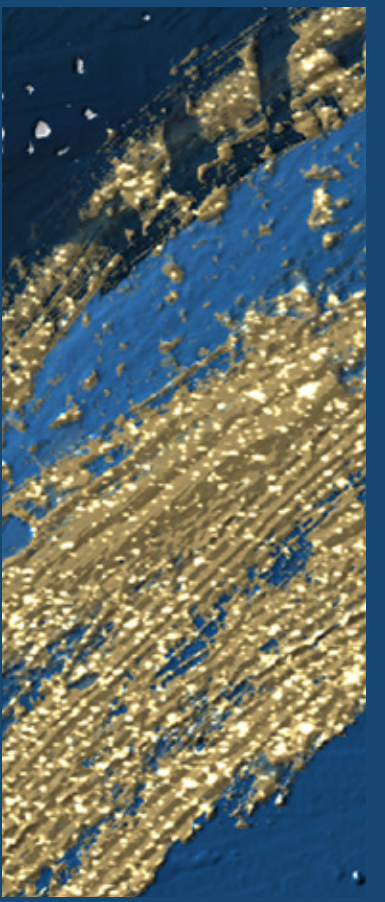




Multi-million pound refurbishment completed in 2018 including new glazed entrances, improved signage and atmospheric lighting.

19 retail units anchored by PRIMARK® and **TKmaxx**

The brooks provides
119,000 sq ft of
retail accommodation



PRIMARK®

T.K. maxx

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GAME USC

TheWorks.co.uk

hmv

Waterstones

the brooks

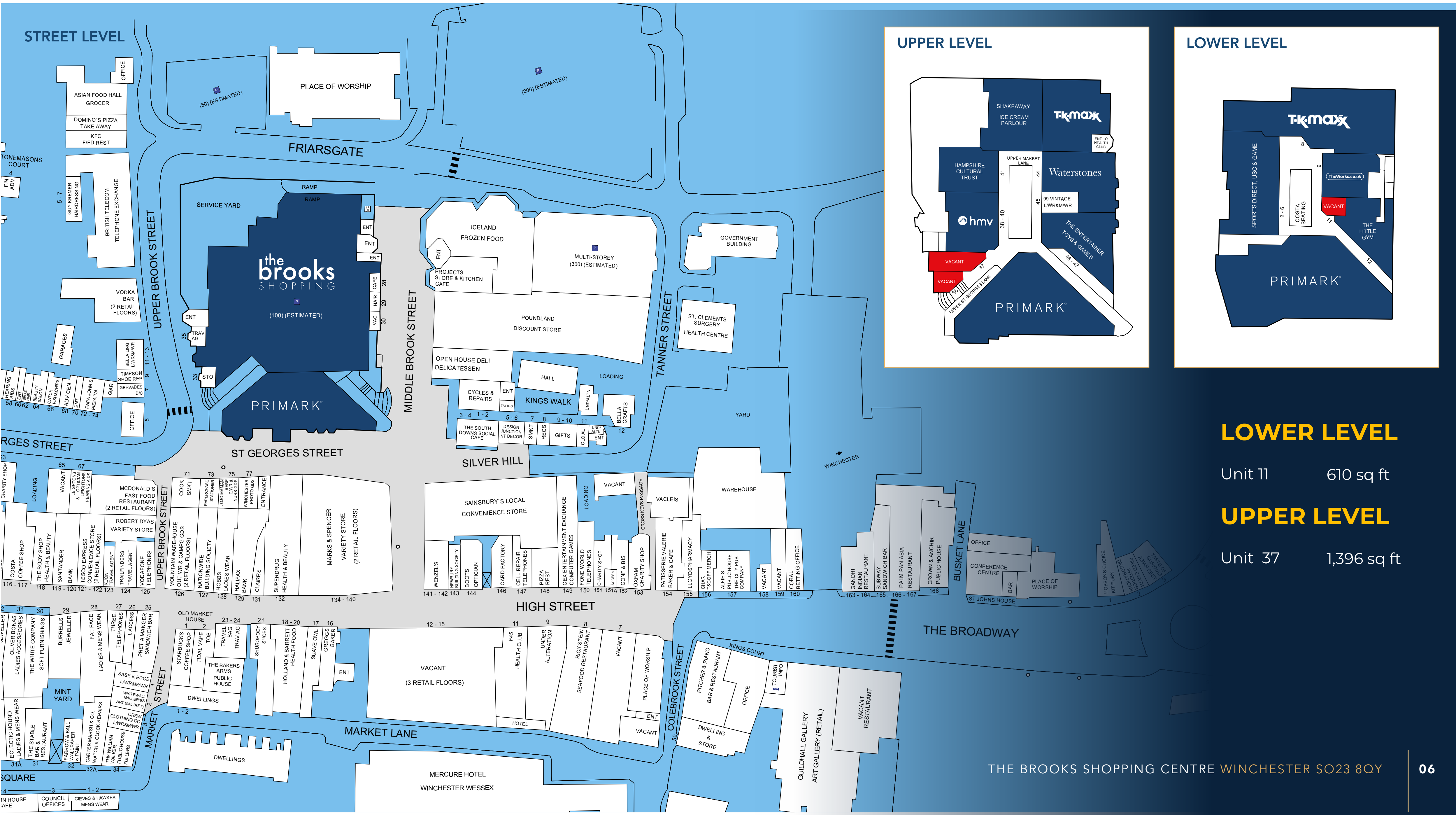
SHOPPING

Winchester

The Brooks has
Winchester's only
Major undercover car
Park with 300 spaces

The scheme presents an opportunity to be
part of Winchester's established retail and
catering offer at affordable rents.





LOWER LEVEL

Unit 11 610 sq ft

UPPER LEVEL

Unit 37 1,396 sq ft

For enquiries please contact:



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