NEW RIV≅R

Leading Specialists in Retail Real Estate



Delivering growth – the right assets in the right locations

NewRiver specialises in owning, managing and developing community and destination-led retail assets across the UK that provide a range of goods, services and experiences to local people, and help support the growth of thriving communities.



Focused Portfolio

Our UK-wide portfolio focuses on the four core areas that provide affordable and well-located space for occupiers that is compatible with the increasingly omnichannel strategies of retailers:

- · Core Shopping Centres
- Retail Parks
- · Destination Shopping Centres
- · Regeneration Shopping Centres

Market-Leading Platform

Capital Partnerships

As well as our own assets, we also leverage our market leading asset management platform to manage retail assets on behalf of our capital partnership mandates focusing on three key areas:

- Private Equity
- · Institutional Investors
- · Local Authorities

Our Portfolio

£2.4BN assets under

management

18M SQ FT

portfolio area

48

community shopping centres

30

retail parks

96%

occupancy

3,500

tenants

Our business is underpinned by data-driven decision-making

+4.3%

portfolio in store sales growth (y-o-y)

+4.9%

portfolio in store sales growth accounting for online spend contribution (y-o-y)

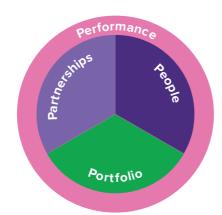
FY25 Results as at 31 March 2025; includes assets both owned and managed by NewRiver as part of our Capital Partnership mandates.

Why we are the leading real estate company to invest in, partner with and work at

We are the leading listed specialist retail real estate company, focused on delivering long-term, reliable and recurring returns and creating thriving communities.

Our team, portfolio and scale mean we have unrivalled expertise and knowledge of the consumer, retail and capital markets.

Our people, portfolio and partnerships help drive our performance



People

Why work at NewRiver?

- Growing portfolio creates career growth
- High-performing teams across asset management, finance, strategic analysis, development and operations
- 59% of our team have worked at NewRiver for 5+ years
- · Flexibility and diversity
- Named one of the Sunday Times Best Places to Work in the UK for two consecutive years

Portfolio

Why NewRiver's portfolio is well-positioned?

- High-quality portfolio of shopping centres and retail parks diversified across the UK
- Focused on essential goods and services catering for the everyday household budget of communities nationwide
- Our shoppers have a high weekly frequency and short travel time
- Our portfolio outperformed the MSCI Shopping Centre and Retail Warehouse benchmarks over the 3 & 5 year periods
- Sustainable rental cash flows

Partnerships

Why partner with NewRiver?

- Partnerships with private equity, local authorities and institutions
- · Ability to co-invest
- Leverage our market-leading platform & team
- Specialist sector expertise & relationships
- Consistently strong operational track record
- Data-driven insight & decision-making
- Strong listed governance and ESG credentials

Performance

How NewRiver's approach is delivering

- · Increased portfolio customer spend
- Continued operational performance
- Significant UFFO per share growth
- · Return to capital growth

- Strong financial position maintained
- Increased balance sheet scale

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Shopping Centres

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Regeneration



Footfall figures are from 2024 unless otherwise stated. Assets as per September 2025.

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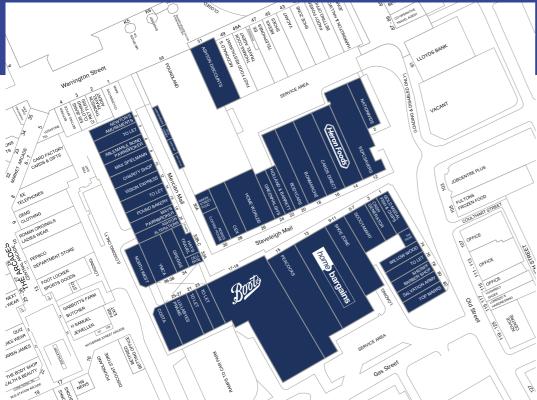
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Footfall figures are from 2024 unless otherwise stated.



Ashton-Under-Lyne

Ladysmith Shopping Centre, OL6 7RX









Ladysmith Shopping Centre
was originally constructed in the
mid-1960s but today provides 170,000 sq ft of
value-led convenience retail in the heart of the
town centre. Anchor tenants include Boots and
Home Bargains, with a number of other national
retailers including Peacocks, Greggs and Costa.

The centre dominates the value-led and convenience offer in the town.

ladysmithshoppingcentre.com





NEW RIV≅R



Hynes Illingworth

Andrew Hynes

andrew@hynesillingworth.com 07826 551 503 Simon Anderson

sanderson@nrr.co.uk 07731 340 514 170,000

sq ft

53

4.7m

nnual footfal



Bexleyheath, Greater London

Broadway Shopping Centre, DA6 7JN



M&S

HEM

RIVER ISLAND

Sainsbury's

morleys

Boots

TKMOX

JD

Located in Bexleyheath, just 12 miles from central London, Broadway Shopping Centre and Retail Park is a thriving community hub attracting a high concentration of commuter based residents and shoppers.

This is one of our regeneration assets where we are looking to introduce a greater mix of uses which will include residential and leisure.

Parking spaces: 1,325

broadwayshoppingcentre.com



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NEW RIV≅R

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07730 091 574

519,700

65+

8.4m

NEW RIV≅R

Megan Ruffell mruffell@nrr.co.uk

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Blackpool

Houndshill Shopping Centre, FY1 4HU



FRASERS

FLANNELS



GAME



PRIMARK

RIVER ISLAND

BACKLOT

Opening in 1980 and later extending in 2008, Houndshill is the most significant retail asset in Blackpool and the surrounding region, spanning over 390,000 sq ft.

The centre boasts a range of major fashion retailers including Frasers, Flannels, NEXT, River Island and JD Sports and has recently opened the Backlot Cinema, Diner and Abingdon Street Market.

houndshillshoppingcentre.co.uk

HoundshillShoppingCentre (i) houndshillblackpool



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Tom Prescott

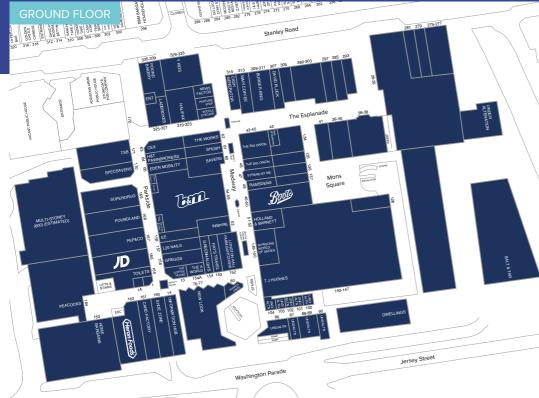
tom@barkerproudlove.co.uk 07841 168 163

NEW RIV≅R

Robin Didier rdidier@nrr.co.uk 07767 052 000

390.000

6.5m





Strand Shopping Centre, L20 4SZ



D

Heron Foods

Boots

Iceland

There

The Strand Shopping Centre opened in 1981 and has been a central retail destination in Bootle for decades.

Popular with the local community, the centre features a variety of retailers and is currently undergoing significant £20m+ investment funded by MHCLG to regenerate and redefine the town centre.

strandshoppingcentre.com



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NEW RIV≅R

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480,000

4.2m



Bootle (continued) Regeneration

Strand Shopping Centre, L20 4SZ



D

Heron Foods



Iceland



The Strand Shopping Centre opened in 1981 and has been a central retail destination in Bootle for decades.

Popular with the local community, the centre features a variety of retailers and is currently undergoing significant £20m+ investment funded by MHCLG to regenerate and redefine the town centre.

strandshoppingcentre.com





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NEW RIV≅R

Robin Didier rdidier@nrr.co.uk 07767 052 000

480.000

4.2m



Boscombe – Bournemouth Regeneration

Sovereign Shopping Centre, BH1 4SX





Poundland





The bright and popular Sovereign Shopping Centre is the retail heart of Boscombe, Bournemouth, in Dorset, boasting a range of popular national retailers.

NewRiver are working to bring forward a major masterplan to regenerate the town centre.

sovereignshoppingcentre.co.uk







Peter Ruscoe

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NEW RIV≅R

Christina Wequelin cwequelin@nrr.co.uk 07368 446 797

128,700

44

5.2m



Bradford

The Broadway, BD1 1JR



NEW RIV≅R Asset Management Mandate

PRIMARK

NEXT

RIVER ISLAND





The Broadway is a high-quality destination shopping centre and is the dominant retail and leisure scheme in Bradford.

The Broadway was the largest shopping centre development to open in the UK in 2015, which redefined the prime retail core within the city. A further extension was completed in 2017, including a six-screen cinema and five restaurants. Current anchors include Primark, Next, H&M, River Island, JD Sports and Boots, as well as a thriving Food Court.

broadwaybradford.com

BroadwayBradford (O) broadwaybradford





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James Moss

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Anthony Carroll

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570.000

10.5m

1,300



Piers Glyn Davies pdavies@nrr.co.uk 07990 771 992



Bridlington

The Promenades Shopping Centre, Y015 2DX



NEW LOOK



The Promenades Centre, in the popular coastal town of Bridlington, is the town's only shopping centre boasting a wide range of leading multi-national retailers.



31







Poundland



promenadesshoppingcentre.co.uk





3m



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Burgess Hill – Mid Sussex Regeneration

The Martlets Shopping Centre, RH15 9NN



Travelodge

Holland&Barrett

TIMPSON

NEW LOOK

One of NewRiver's flagship developments, we are progressing exciting plans to transform the centre into a thriving retail and leisure destination in collaboration with Mid Sussex District Council.

Burgess Hill is one of the South East's fastest growing towns with 5,000 new homes coming to the area, bolstering the existing 265,000 population, marking this project out as a highly significant development for the south-east.

themartletsshoppingcentre.co.uk

X @MartletsSC

martletssc

jackson criss

Andy Criss

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NEW RIV≅R

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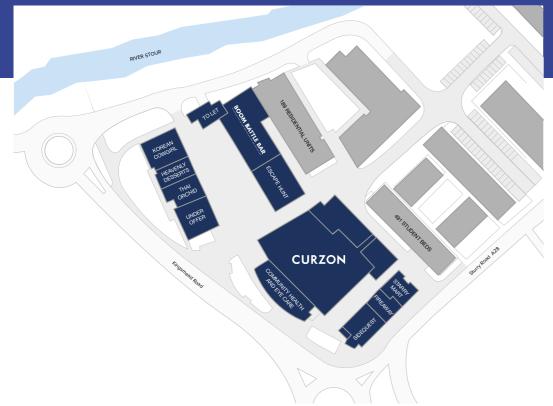
465,000

25

6.5m

Jamie Whitfield jwhitfield@nrr.co.uk 07875 668 692

NEW RIV≅R



Canterbury

The Riverside, CT1 1BN



CURZON

BOOM BATTLE BAR

HEAVENLY DESSERTS

ESCAPE HUNT

The Riverside is a mixed use development at the centre of a new leisure quarter in the historic City of Canterbury that also provides 189 new homes and 491 student bedrooms.

This leisure-led destination is anchored by a 5 screen, iconic Curzon Cinema with accompanying restaurants and bars that wrap around the new public square, which will host pop-up events to animate and enliven the public realm.

50,000

a ft

12

nits

217

otal parking



Ryan Kennedy

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LUNSONMITCHENALL

NEW RIV≅R

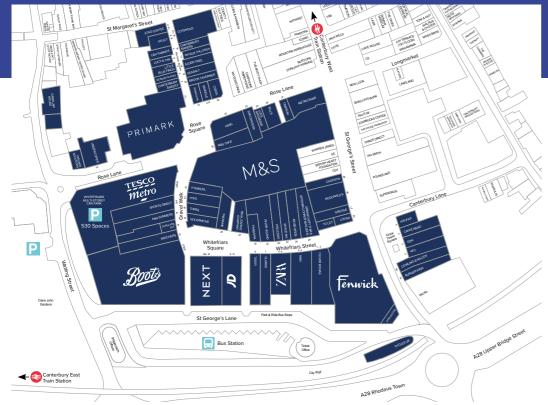
Sam Mowbray

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NEW RIV≅R

Natasha Hamilton

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Canterbury

Whitefriars Shopping Centre, CT1 2TF



Ferwick

M&S

PRIMARK

NEXT



TESCO metro



Whitefriars Shopping Centre is set within the ancient city walls of Canterbury, totalling 474,000 sq ft with 530 car parking spaces and a wide retail and leisure offer, anchored by Fenwick, M&S, Zara, Primark, Next and Boots.

whitefriars.co.uk

f whitefriars

Owned by: canterbury city council 12.8m

474,000

70

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NEW RIV≅R

Emma Mackenzie emackenzie@nrr.co.uk

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Cardiff

Capitol Shopping Centre, CF10 2HQ







The centre is being repositioned as a retail and leisure destination in the heart of Cardiff City, to provide exciting multicompetitive-leisure activities together with new food and beverage offers alongside Tesco Metro.

Parking spaces: 388





jackson criss



NEW RIV≅R

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Ben Davies ben.davies@coark.com 029 2034 6311

Christina Weguelin cwequelin@nrr.co.uk 07368 446 797

166,900

44

7.4m



Carmarthen

Merlin's Walk, SA313BN



Poundland







Merlin's Walk in Carmarthen is a popular retail destination in the local community famed for both its original Merlin statue and well established retail offering, attracting nearly 68,000 shoppers a week.

Parking spaces: 350

merlinswalk.com





jackson criss

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Cooke&Arkwright

Ben Davies 029 2034 6311

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NEW RIV≅R

82,500

23

2.1m





Pentagon Shopping Centre, ME4 4HY



Sainsbury's



NEW LOOK



A prime town centre covered shopping centre.

Dominant supermarket anchored scheme in the region.

382,364

6.2m

433

pentagonshoppingcentre.co.uk

f pentagonshoppingcentre o pentagon_shopping

JAMIESON MILLS

Richard Mills

rjm@jamiesonmills.com 07831758755

Alex Brooker abrooker@nrr.co.uk

NEW RIV≅R



Chatham (continued) Regeneration

Pentagon Shopping Centre, ME4 4HY



Sainsbury's

Boots

NEW LOOK

JD

A prime town centre covered shopping centre.

Dominant supermarket anchored scheme in the region.

pentagonshoppingcentre.co.uk

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JAMIESON MILLS

Richard Mills

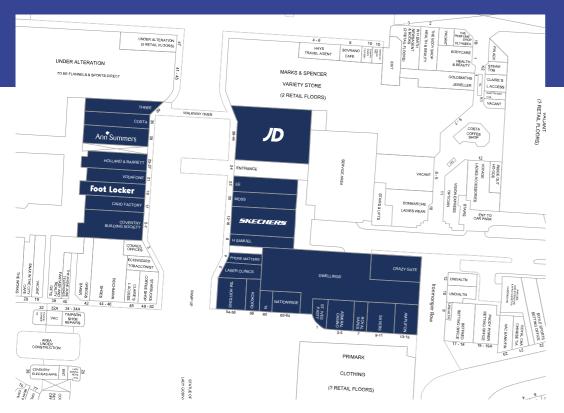
rjm@jamiesonmills.com 07831 758 755

NEW RIV≅R

Alex Brooker abrooker@nrr.co.uk 07976423256

382,364

6.2m



Coventry

The Precinct, CV1 1NQ





JD

SKFCHFRS

Foot Locker

Ann Summers

The Precinct is the dominant shopping location in the heart of the city centre adjacent to the large Primark Store, M&S, Sports Direct and Flannels and the Cathedral Lanes leisure scheme.

Fully let scheme.

area

107, 835

5.1m





rbidwell@bwdretail.co.uk 07747 534 357



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Alex Brooker

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Eastleigh

Swan Centre, SO50 5SF



TESCO

TKMOX

H2M

vue

hollywood bowl 🖁

A prime town centre covered shopping and leisure destination.

Dominant supermarket anchored scheme.

324,126

5.8m

668

swanshopping.com







NEW RIV≅R

Asset Management Mandate



Richard Mills

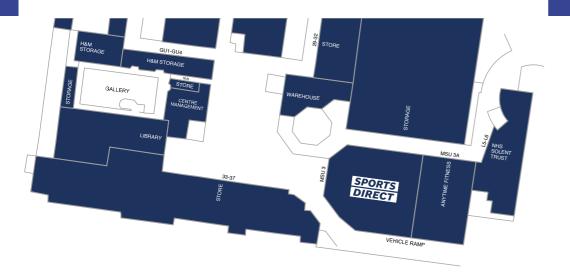
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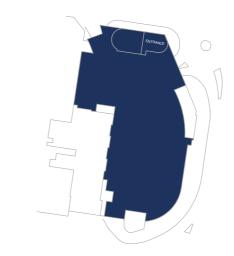
Alex Brooker abrooker@nrr.co.uk 07976423256

NEW RIV≅R

Eastleigh (continued) Swan Centre, SO50 5SF





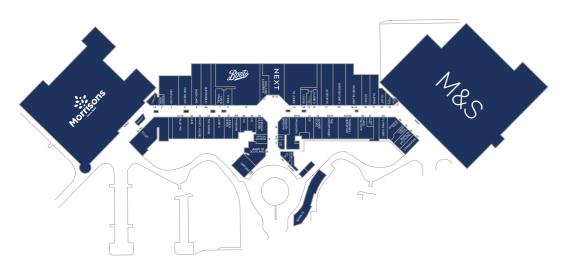




Edinburgh

Gyle Shopping Centre, EH12 9JY







M&S



NEXT

Gyle Shopping Centre is the principal retail location in the west of Edinburgh, boasting excellent connectivity with 2,800 free parking spaces, a dedicated tram stop and bus interchange.

The centre is anchored by Marks & Spencer and Morrisons, drawing shoppers from the immediate catchment as well as West Lothian and Fife. The centre offers a diverse mix of community retailers, including Boots, Next, Waterstones, Costa Coffee, Bodycare, and Specsavers.

Stuart Moncur

gyleshopping.com









414,000

65

5.7m



Isla Monteith

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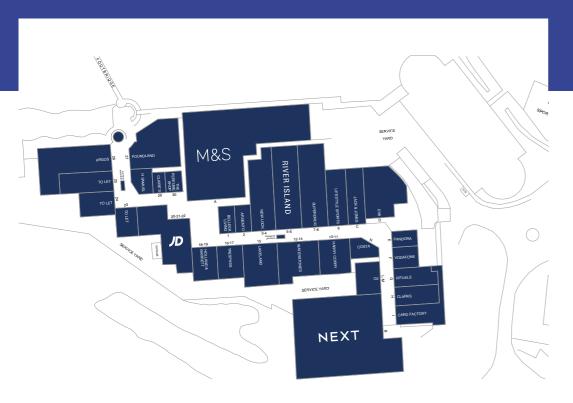
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NEW RIV≅R

Euan Roger eroger@nrr.co.uk

07904 074 033



Enniskillen

Erneside Shopping Centre, BT74 6JQ



NEXT

M&S

JD

RIVER ISLAND

Erneside Shopping Centre is the dominant shopping centre in Enniskillen and the surrounding area.

Due to its location, it benefits from a high amount of cross-border traffic and tourism which is reflected positively in the turnover figures of its high average customer spend.

159,000

2.1m

600

f ernesideshopping o ernesidesc



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Erin McKee erin.mckee@savills.ie 07706 351 151



Nicky Finnieston nicky@finchcre.com 07771 988 007

NEW RIV≅R

Piers Glyn Davies

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Fareham

Locks Heath Shopping Village, so31 6DX



WAITROSE

COSTA

Iceland



--COOK--

Locks Heath Shopping Village is a thriving shopping hub within the affluent Hampshire suburbs of Fareham boasting a variety of national and independent retailers and extensive 500 bay free parking.

locksheathshoppingcentre.co.uk

f locksheathsc



Tim Clark

tclark@hughsellard.com 01329 222 833 NEW RIV≅R

Megan Ruffell

mruffell@nrr.co.uk 07398 160 644 97,900

9/,900 sg.ft

> 25 units

2.9m

annual footf

500

al parking spaces



Farnborough

Princes Mead Shopping Centre, GU14 6YA





@ DEC4THLON





TGJones

Asset Management Mandate Princes Mead is the dominant shopping centre within Farnborough, forming an integral part of the Town Centre.

NEW RIV≅R

It comprises a total of 148,829 sq ft of retail, made up of three separate elements, which sit on a 7.77 acre site. The Princes Mead Shopping Centre, which originally opened in 1990, provides 96,131 sq ft of retail, whilst the Mead Block, which opened later, provides 20,698 sq ft of retail. More recently, the construction of two newly developed retail warehouses, let to Smyths Toys and Decathlon, provide an additional 32,000 sq ft of retail.

princesmead.co.uk



PrincesMeadShopping (7) princesmead



Gavin Rowlands

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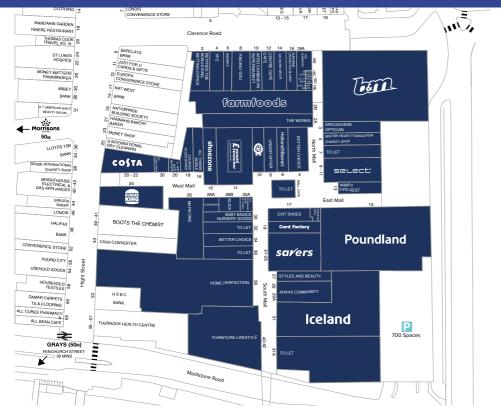
NEW RIV≅R

Piers Glyn Davies

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149,000

3m



Grays, Essex

Grays Shopping Centre, RM17 6QE



Poundland

Iceland





COSTA





Grays Shopping Centre in Essex is a convenience and community led retail destination anchored by value and grocery retailers including Poundland, Iceland and Peacocks with a 700 space free multi-storey car park.

The centre is located adjacent to Grays railway station, which offers direct trains to London Fenchurch Street station in London in 36 minutes. This is one of our flagship Regeneration projects and we are working towards bringing forward a major town centre redevelopment that would create 850 new homes.

graysshoppingcentre.co.uk



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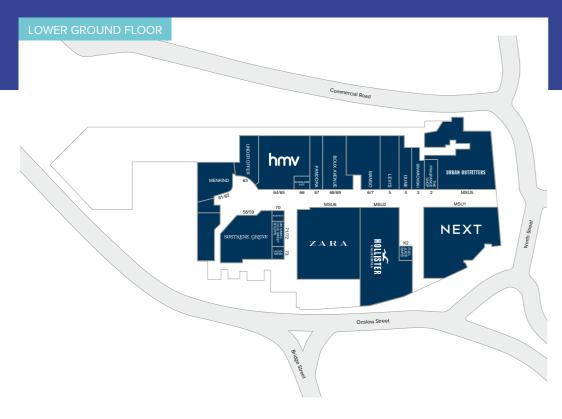
Jamie Whitfield jwhitfield@nrr.co.uk 07875 668 692 area **772**0

177,300

63

2.6m

700 otal parking



Guildford

The Friary, Gu1 4YT



NEW RIV≅R Asset Management Mandate

PRIMARK

NEXT

ZARA

URBAN OUTFITTERS

SØSTRENE GRENE

HOLLISTER

Friary Shopping Centre is a modern covered centre located in the heart of Guildford town centre close to the train station, North Street and the High Street.

The centre is home to over 50 retailers including Primark, Next, Zara, Urban Outfitters, Søstrene Grene and Hollister.

thefriaryguildford.com

©TheFriaryCentre f thefriaryguildford (7) thefriaryguildford

LUNSONMITCHENALL

green&partners

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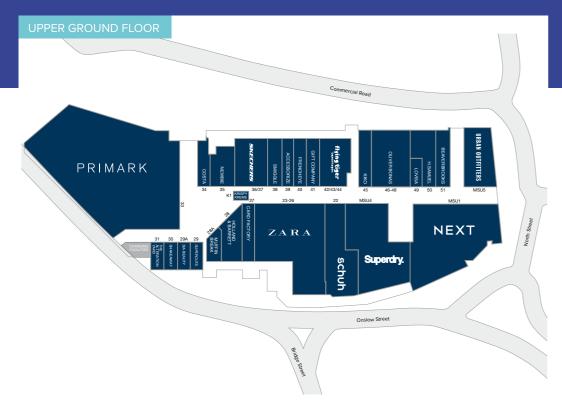
170,000

55

6.5m

1,049

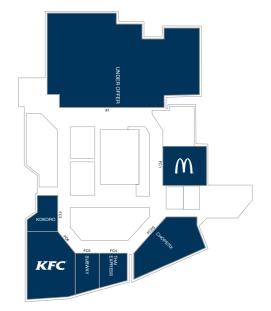
Lizzie Everard lizzie.everard@mandg.com 07377 196 301



Guildford (continued) The Friary, GU1 4YT



FOODCOUR[®]





Hastings

Priory Meadow, TN34 1PH



PRIMARK

M&S

H2M

DEICHMANN

Superdrug

Situated in the heart of the town centre, Priory Meadow is the principal and only covered shopping centre in Hastings with a catchment of 89,000 shoppers within a 10 minute drive time.

A one minute walk from the railway station and benefiting from an award winning 1,000 space car park, the centre is anchored by Marks & Spencer and a Primark. The centre also boasts key retailers including Boots and H&M, as well as Pizza Express.

priorymeadow.com

X @Priory_Meadow





green&partners

Nicole De Blaquiere

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NEW RIV≅R

Natasha Hamilton

nhamilton@nrr.co.uk 07730 091 574

290,500

48

6.8m

1.000+

Total MUFFIN BREAK SPORTS M&S

Marlowes

Hemel Hempstead

The Marlowes, HP2 4TO





M&S



bodycare

The Marlowes shopping centre is a thriving hub centrally located in Hemel Hempstead.

Positioned in Dacorum Borough, Hemel Hempstead is a thriving, strong commuter town located just outside of the M25 and has a large total catchment, containing a population of almost a million people with a diverse, growing population of young professionals and families.

themarlowes.co.uk





% Cited

Josh Gettins Gareth Holland josh@cited.co.uk gholland@nrr.co.uk 07545 846 799 07764 448 520

NEW RIV≅R

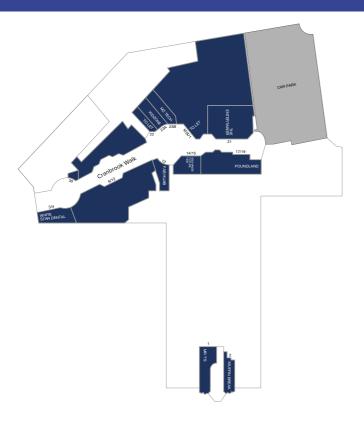
Amy Rowell arowell@nrr.co.uk 07849 831 580

360,000

64

4.5m

1.200



Ilford

The Exchange, IG1 1RS



NHS

TKMOX

H2M

SPORTS DIRECT

Exchange Ilford is the heart of shopping, dining, and community events in Ilford, covering 300,000 sq ft. With exceptional travel links into central London via the Elizabeth Line, M25, M11, and A12.

As London shifts east, Ilford is growing. Beyond shopping, Exchange Ilford is a hub for local events, bringing the community together and celebrating our creative and cultural diversity.

exchangeilford.com









Henry Foreman

henryforeman@fmx.co.uk 07469 155 716

Matthew Maynard

LUNSONMITCHENALL

matthewm@lunson-mitchenall.co.uk 07764 348 685

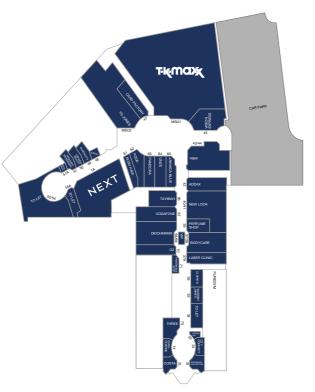
NEW RIV≅R

Megan Ruffell mruffell@nrr.co.uk 07398 160 644

300,000

66

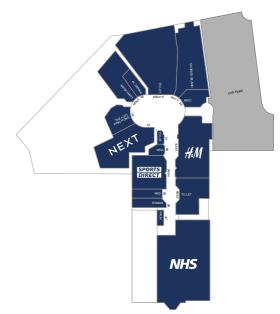
8m

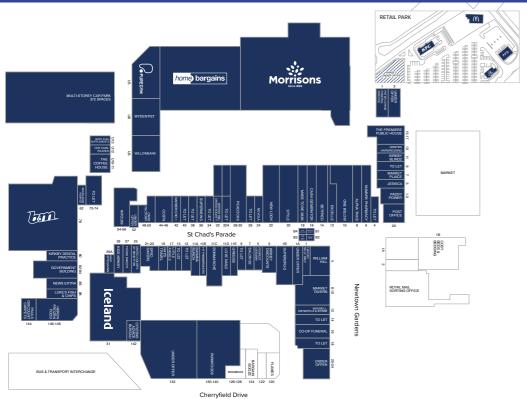


Ilford (continued) The Exchange, IG1 1RS

~~

LEVEL 3





Kirkby Kirkby Town Centre, L32 8RD









Iceland





The Town Centre benefits from a recently refurbished multi-storey car park, library and excellent transport links to the wider region.

kirkbytowncentre.com









gary@barkerproudlove.co.uk 07554 402 314



Jon Lovelady

jon@barkerproudlove.co.uk 07717 661 389



NEW RIV≅R

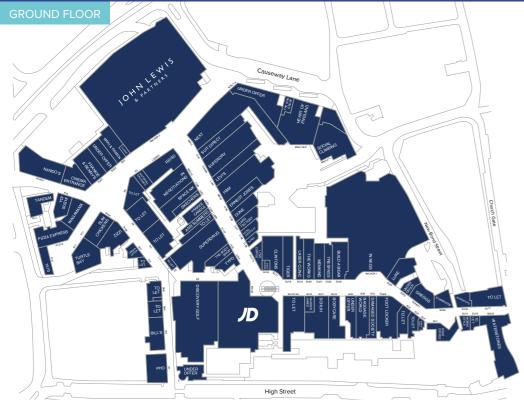
Harry Jeffery

hjeffery@nrr.co.uk 0737 984 9187

224,800

2.8m

911



Leicester

Highcross, LE1 4AN



JOHN LEWIS & PARTNERS







Asset Management Mandate Highcross is a destination shopping centre in the heart of Leicester, built in 1991 and extended in 2008.

As the city's primary retail and leisure hub, Highcross is being further enhanced by a full refurbishment of the entrances and improved wayfinding, strengthening connectivity and creating stronger links to the city centre. Highcross is home to a diverse mix of retail, dining, and leisure experiences. The centre is anchored by John Lewis and features well-known brands such as Apple, Zara, and Reiss, alongside attractions like Showcase Cinema and Treetop Adventure Golf.

highcrossleicester.com





Anthony Carroll

tony@timeretailpartners.com 07850 723 776

LUNSONMITCHENALL

Neil Hockin

neilh@lunson-mitchenall.co.uk 07785 504 799

NEW RIV≅R

NEW RIV≅R

Harry Jeffery hjeffery@nrr.co.uk 0737 984 9187

1,100,000

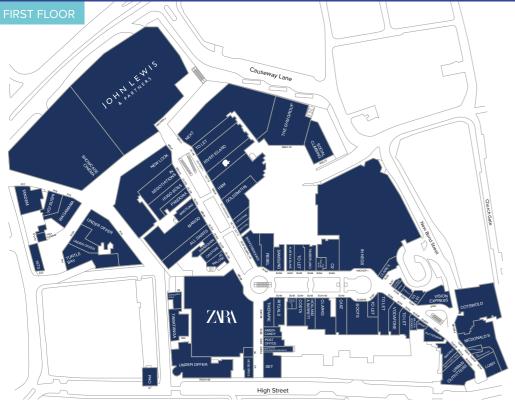
14.7m

3,000



Jemma Stacey

jstacey@nrr.co.uk 07796 673 640



Leicester (continued)

Highcross, LE1 4AN



JOHN LEWIS & PARTNERS







Highcross is a destination shopping centre in the heart of Leicester, built in 1991 and extended in 2008.

As the city's primary retail and leisure hub, Highcross is being further enhanced by a full refurbishment of the entrances and improved wayfinding, strengthening connectivity and creating stronger links to the city centre. Highcross is home to a diverse mix of retail, dining, and leisure experiences. The centre is anchored by John Lewis and features well-known brands such as Apple, Zara, and Reiss, alongside attractions like Showcase Cinema and Treetop Adventure Golf.

highcrossleicester.com





Anthony Carroll

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Neil Hockin

neilh@lunson-mitchenall.co.uk 07785 504 799

NEW RIV≅R

NEW RIV≅R

Asset Management

Harry Jeffery

hjeffery@nrr.co.uk 0737 984 9187

1,100,000

14.7m

3,000

NEW RIV≅R

Jemma Stacey

jstacey@nrr.co.uk 07796 673 640

Maidstone

The Mall, ME15 6AT



TJ HUGHES

MATALAN





NEXT

The Mall Maidstone is the ultimate shopping destination in Kent's county town, featuring 535,000 sq ft of retail space across three levels.

With over 80 shops, it offers a mix of unique independent retailers and popular high-street brands. More than just a shopping haven, the Mall provides 1,200 parking spaces and serves as a central transport hub, conveniently located next to Maidstone Bus Station for easy access. The Mall functions as a vibrant community centre, hosting various local events that bring people together to shop, connect, and celebrate.

themall.co.uk/maidstone









Matthew Maddox

matthew.maddox@ill.com 07768 812 975

NEW RIV≅R

Gareth Holland gholland@nrr.co.uk 07764 448 520

NEW RIV≅R

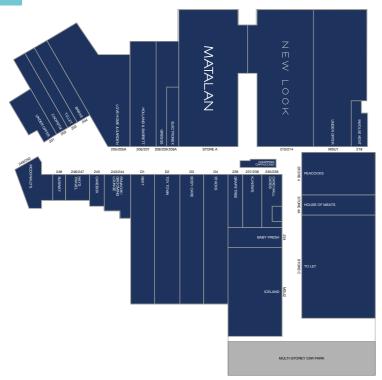
Amy Rowell arowell@nrr.co.uk 07849 831 580

535,000

80+

6.2m

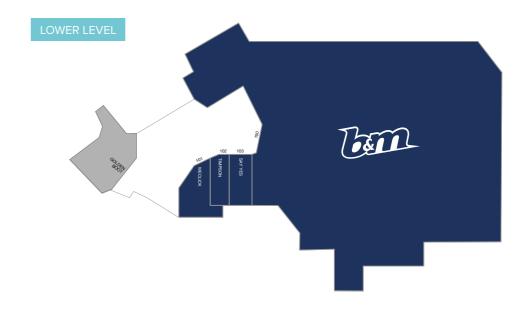
1.050



Maidstone (continued)

The Mall, ME15 6AT







Market Deeping

The Deeping Shopping Centre, PE6 8HT





scrivens opticians

The co-operative travel

The principal food anchored retail destination in Market Deeping, an affluent market town near Peterborough, the centre boasts the largest public and only long stay parking in the area totalling 270 bays and benefits from a flourishing weekly market.

We are working up plans to introduce a new food operator.







Mark Crookes

mcrookes@mcmullenre.com 020 3058 0204



Christina Weguelin

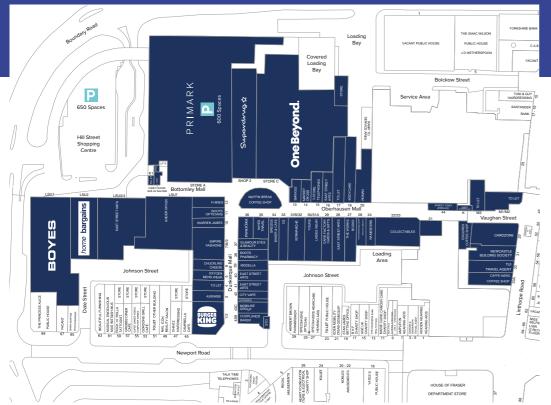
cweguelin@nrr.co.uk 07368 446 797 37,100

13

nits

1m

annual footf



Middlesbrough

Hillstreet Shopping Centre, TS1 1SU



PRIMARK

Superdrug

home bargains

BOYES

Anchored by Primark, Hillstreet Shopping Centre is Middlesbrough's principal and most popular retail destination.

Parking spaces: 650



PANDŎRA

hillstreetshopping.co.uk

f Hillstreetshopping

5.5m

239,900

54



Richard Barker

richard@barkerproudlove.co.uk 0113 388 4856



07796 686 469

Jonathan Newns Matt Johnson in@newnswebster.com

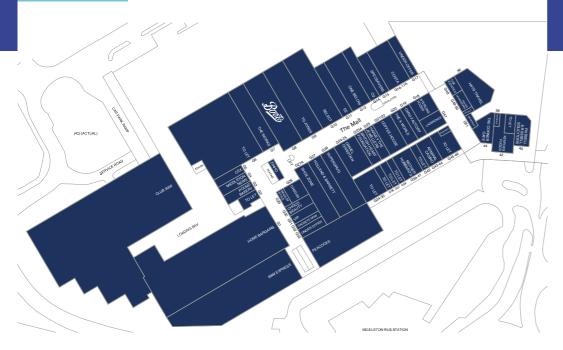
mjohnson@nrr.co.uk 07949 210 419

NEW RIV≅R

NEW RIV≅R

William Wood

wwood@nrr.co.uk 07960 050 275



Middleton

Middleton Shopping Centre, M24 4EL



[GYMS]

NHS

Boots

Iceland

Open since 1970 and spanning just over 360,000 sq ft, Middleton Shopping Centre is a prime example of a community asset.

The centre performs well consistently, and significant investment is planned to enhance the retail/leisure offering to ensure the asset remains future-proofed.

middletonshoppingcentre.co.uk

middletonshoppingcentre (i) middletonshopping

Barker Proudlove

Grant Owens

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Jon Lovelady

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NEW RIV≅R

Robin Didier rdidier@nrr.co.uk

335,480

459

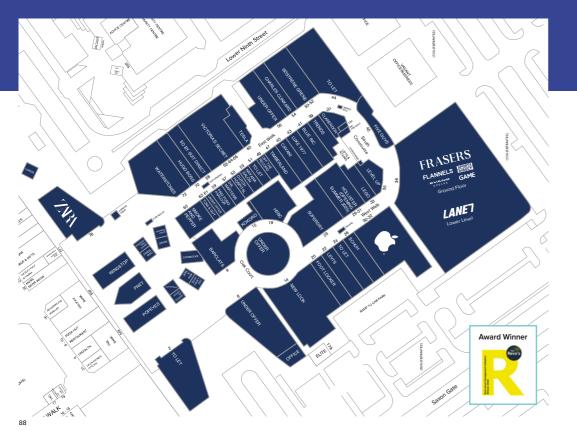
85

07767 052 000



Middleton (continued) Middleton Shopping Centre, M24 4EL





Milton Keynes

Midsummer Place, MK9 3GB





FRASERS

FLANNELS



GAME





LANE7



The centre is undergoing a major transformation; in the last three years we have opened a new F&B Quarter, opened a new flagship Apple store, and completed lettings to Lane 7 and Frasers in the previously vacant Department Store.

midsummerplace.co.uk









Steve Morgan

(()) JLL

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Paul Marshall paul.marshall@jll.com

(M) JLL

sanderson@nrr.co.uk 07731 340 514

Simon Anderson

430,000

52

7m



Newton Mearns

The Avenue, G77 6AA



M&S

ASDA

Situated in the affluent Glasgow suburb of Newton Mearns, The Avenue provides an excellent blend of popular national brands together with a quality independent offer.



Serviced by over 900 free car parking spaces and numerous local buses, it is the accessible centre of the local community.

Superdrug

COSTA

avenueshopping.co.uk





Douglas Hogg

douglas.hogg@hsaretail.com 07770 926 996

NEW RIV≅R

Sophie Shannon sshannon@nrr.co.uk 07487 802 652

Euan Roger eroger@nrr.co.uk

07904 074 033

NEW RIV≅R

201,500

49

3.5m



Oxford

Gloucester Green, OX1 2BN



CAFFÉ NERO

This bustling marketplace in the heart of Oxford already boasts a mix of national and local retailers, weekly markets and a 100 space car park. It also sits adjacent to the city's main bus station.

NewRiver have plans to improve the space in partnership with the council.

17,800

12

jackson criss

Dan Turner

Jacob Matthews dant@jacksoncriss.co.uk jacobm@jacksoncriss.co.uk 07917 022 524 07817 722 323

jackson criss

NEW RIV≋R

Megan Ruffell mruffell@nrr.co.uk 07398 160 644



Paisley

The Piazza, PA1 1EL



COSTA

Iceland

Poundland

PEACOCKS

NEW LOOK

Card Factory

JD

The Piazza is a thriving shopping centre in the heart of Paisley's town centre.

A stone's throw away from Gilmour Street mainline Train Station, this attractive bright centre boasts key national retailers.

piazzapaisley.co.uk

f paisleypiazza

3.7m

190,800

37



Alastair Rowe arowe@eyco.co.uk t: 0131 558 5140

m: 07747 747 280

rhobkirk@eyco.co.uk m: 07507 689 448

EYCO

Ruari Hobkirk

NEW RIV≅R

Sophie Shannon

sshannon@nrr.co.uk 07487 802 652 NEW RIV≅R

Euan Roger eroger@nrr.co.uk 07904 074 033



Sheffield

The Moor, S1 4PF



NEXT

thelight

H2M

JD



Sainsbury's

PRIMARK



moorsheffield.com



jackson criss

Andrew Criss

andrewc@jacksoncriss.co.uk 07831 213 396



The Moor is the prime retail & leisure

including restaurants, fashion, convenience stores and a luxury 9 screen cinema.

destination in Sheffield City Centre, providing a vibrant mix of retail & leisure

Nick McAllester

nick.mcallester@smithyoung.co.uk 07824 412 290

80

1.4m

11.6m

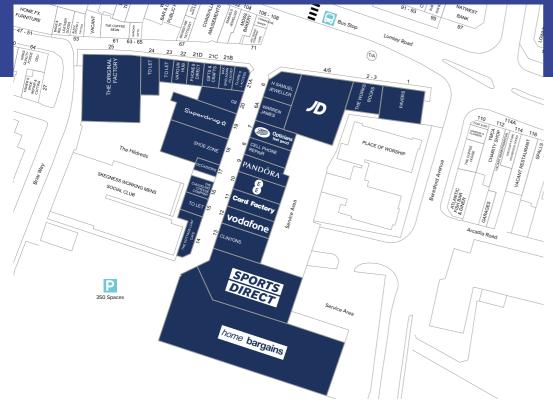
NEW RIV≅R

Matt Johnson

NEW RIV≅R

William Wood wwood@nrr.co.uk mjohnson@nrr.co.uk 07949 210 419

07960 050 275



Skegness

Hildreds Centre, PE25 3NU



PANDŎ**R**A

home bargains

The bustling Hildreds is the retail hub of Skegness with over 30 established retailers and a 320 bay car park.

Superdrug





WARREN JAMES



hildredsshoppingcentre.co.uk

NEW RIV≋R

Matt Johnson

mjohnson@nrr.co.uk

07940 210 419







Richard Webster

rw@newnswebster.com 07739 680 472 81,200

30 units

2.5m

320 total parkin



Tamworth

Ankerside Shopping Centre, B79 7LG



COSTA

Holland&Barrett



GREGGS

The 188,623 sq ft shopping centre, located in the heart of Tamworth town centre was acquired by Tamworth Council in December 2024.

It comprises 44 stores. NewRiver's expertise in asset management will focus on ensuring the centre does its part for wider change in reinvigorating the town, contributing to the local economy and creating employment opportunities and focusing on local contractor partnerships.

ankerside.co.uk





Tom Prescott

tom@barkerproudlove.co.uk 07841 168 163



Jess Swain

jessica@barkerproudlove.co.uk 07885 127 366

NEW RIV≅R

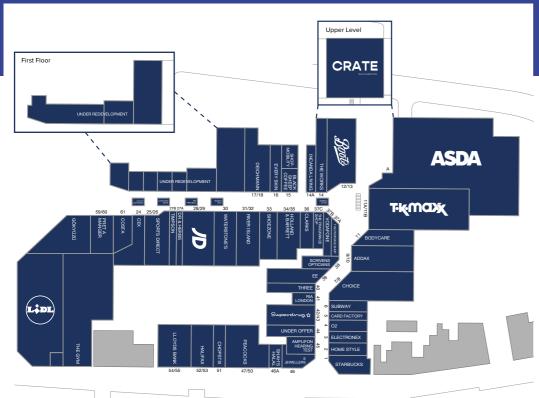
Nick Scott

nscott@nrr.co.uk 07984 731 738

188,623

60

2.4m



Walthamstow

17&Central, E17 7JR



ASDA

TKMOX





Superdrup



A vibrant shopping centre located in North East London, with 65 units across 260,000 sq ft and 505 parking spaces.

17&Central is located just 20 minutes from central London and is the true heart of the community, offering not only a range of retail but also a kids soft play, a great selection of food and beverage kiosks in Crate Walthamstow. An exciting introduction is a new residential development – 2 residential buildings offering 495 new build flats.

17andcentral.co.uk

(iii) 17andcentral (iii) 17andCentral (iii) 17andCentral



260,000

65

8.4m

GCW.

Nick Warr

nick.warr@gcw.co.uk 0780 305 1205

LUNSONMITCHENALL

Matthew Maynard

matthewm@lunson-mitchenall.co.uk 07764 348 685

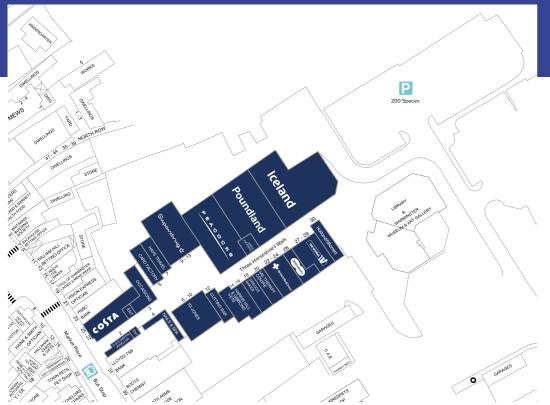
NEW RIV≅R

07764 448 520

Gareth Holland gholland@nrr.co.uk

William Wood wwood@nrr.co.uk 07960 050 275

NEW RIV≊R



Warminster

Three Horseshoes Walk, BA12 9BT



Iceland

PEACOCKS

COSTA

Superdrug

Located in Warminster, a strong market town, Three Horseshoes Walk is the principal shopping centre for the town.

Warminster is located 17 miles South East of Bath, 29 miles South East of Bristol and 105 miles South West of London with a shopper population of 19,400 people within 3 miles. The centre has 200 car parking spaces.

threehorseshoeswalk.co.uk

f threehorseswalk

jackson criss

David Scott

davids@jacksoncriss.co.uk 07798 823 376 jackson criss

James Bailey jamesb@jacksoncriss.co.uk 020 3714 0500

Christina Weguelin
cweguelin@nrr.co.uk
07368 446 797

NEW RIV≅R 56,400

sq ft

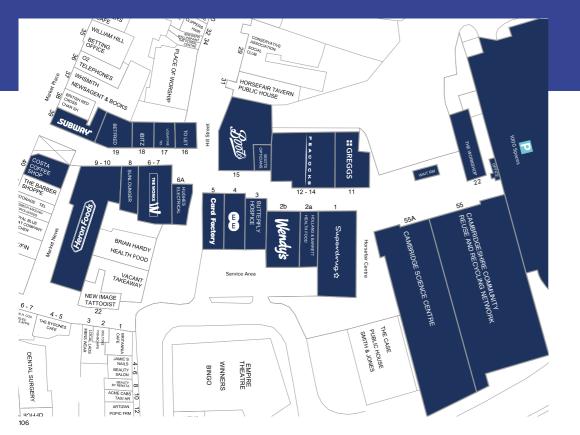
19

1.9m

nnual footfal

200

otal parking spaces



Wisbech

Horsefair Shopping Centre, PE13 1AR



COSTA

Boots

(Heron Foods)

,SUBWAY

Superdrug

Wendy's

The Horsefair is an attractive market town shopping centre and is the principal retail destination for the entire Fenland area. The centre benefits from excellent transport links with the town's bus station located on the doorstep of the centre.

Parking spaces: 350+

horsefairshoppingcentre.co.uk

f HorsefairShoppingCentre

jackson criss

Andy Criss

andrewc@jacksoncriss.co.uk 020 7637 7100 01603 666630

Carol Cooper carol@fdarrah.co.uk 01603 666 630 NEW RIV≊R

Matt Johnson mjohnson@nrr.co.uk 07940 210 419 area

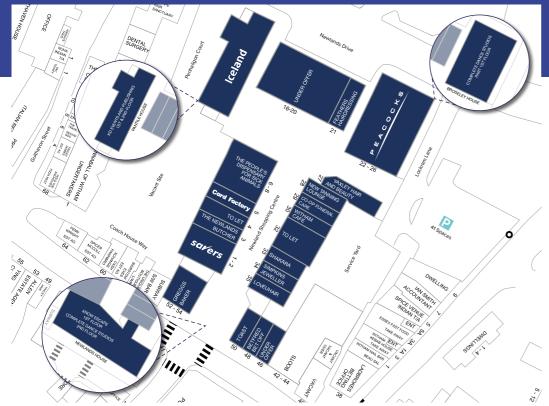
92,200

25 units

2.8m

350+

otal parking spaces



Witham

Newlands Shopping Centre, CM8 2AP



Iceland

PEACOCKS

Card Factory

sarers

Newlands Shopping Centre in Essex boasts well-known retailers, excellent independents and a modern gym.

The Centre in Witham is located 50 miles North East of London with excellent transport links including a 40 minute train service to London Liverpool Street.

Parking spaces: 300

newlandswitham.co.uk

f NewlandsShoppingCentreWitham

jackson criss

David Scott

davids@jacksoncriss.co.uk 07798 823 376

jackson criss

Jacob Matthews

jacobm@jacksoncriss.co.uk 07817 722 323

NEW RIV≅R

Megan Ruffell mruffell@nrr.co.uk

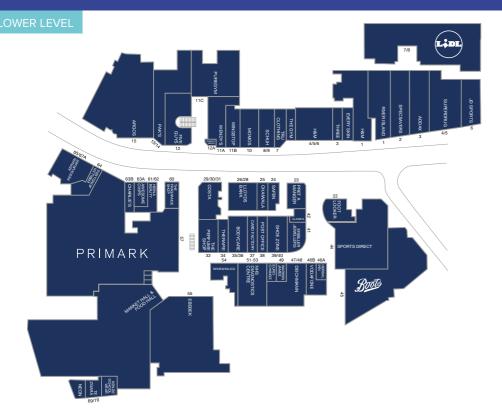
64,900

25

1.7m

300

07398 160 644



Wood Green

The Mall, N22 6YQ



PRIMARK

TKMOX





A vibrant 656,000 sq ft London shopping centre prominently located on either side of the main High Road in the heart of Wood Green's town centre.

The Mall consists of over 100 shop units, complete with a 12 screen cinema complex, Travelodge, Community Diagnostics Centre and a 30,000 sg ft indoor Market Hall.

Boots

themall.co.uk/wood-green



f themall.woodgreen (7) mallwoodgreen (8) @mallwoodgreen





Rupert Long

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LUNSONMITCHENALL

Matthew Maynard

matthewm@lunson-mitchenall.co.uk 07764 348 685

NEW RIV≅R

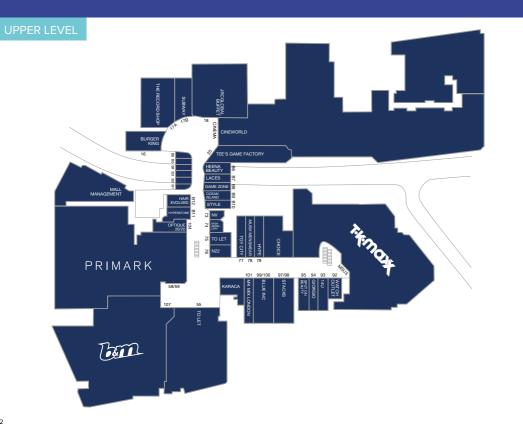
Will Allan wallan@nrr.co.uk 07753 350 572

656,000

100+

11.4m

1,500



Wood Green (continued)

The Mall, N22 6YQ



PRIMARK

TKMOX





A vibrant 656,000 sq ft London shopping centre prominently located on either side of the main High Road in the heart of Wood Green's town centre.

The Mall consists of over 100 shop units, complete with a 12 screen cinema complex, Travelodge, Community Diagnostics Centre and a 30,000 sg ft indoor Market Hall.

Boots

themall.co.uk/wood-green







NEW RIV≅R

Will Allan



Rupert Long

rlong@bklprop.co.uk 07831 696 908

LUNSONMITCHENALL

Matthew Maynard

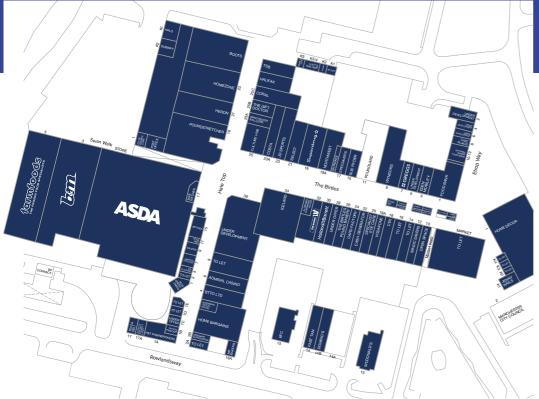
matthewm@lunson-mitchenall.co.uk wallan@nrr.co.uk 07764 348 685 07753 350 572

656,000

100+

11.4m

1,500



Wythenshawe Regeneration

Wythenshawe Town Centre, M22 5RQ



Superdrug

Holland&Barrett

Wythenshawe Civic is owned by the Wythenshawe Civic Regeneration LLP a new Joint Venture between Manchester City Council and Muse.



GREGGS

ASDA

Reportunes



The aim is to grow Wythenshawe for the Community and the City creating a vibrant neighbourhood full of character. A place where people are proud to live, and people love to visit.

wythenshawetowncentre.co.uk



Tom Prescott

tom@barkerproudlove.co.uk 07841 168 163

Barker Proudlove

Jess Swain

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NEW RIV≅R

Nick Scott

nscott@nrr.co.uk 07984 731 738



511,000

153

5.3m



Barrow-in-Furness

Hollywood Retail & Leisure Park, LA14 2NA



TKMOX



Hollywood Retail & Leisure Park is welllocated in a prominent position fronting the A590 Hindpool Road, the principal arterial route into Barrow in Furness town centre.

Tesco Extra is situated opposite.



10

666
otal parking

<u>Dunelm</u>

vue





Mark Crookes

mcrookes@mcmullenre.com 020 3058 0204



Rob Cane

rob.cane@xprop.co.uk 0113 320 8890



Ed Richards erichards@nrr.co.uk 07747 536 997



Barry

Waterfront Retail Park, CF63 4BA

















The park comprises a parade of 4 retail units and 3 standalone pods / A3 restaurants, totalling 72,148 sq ft and sits adjacent to a 71,570 sq ft Morrison's foodstore and associated petrol filling station.



7

411

total parking spaces



Mark Crookes

mcrookes@mcmullenre.com 020 3058 0204



Rob Cane

rob.cane@xprop.co.uk 0113 320 8890

NEW RIV≋R

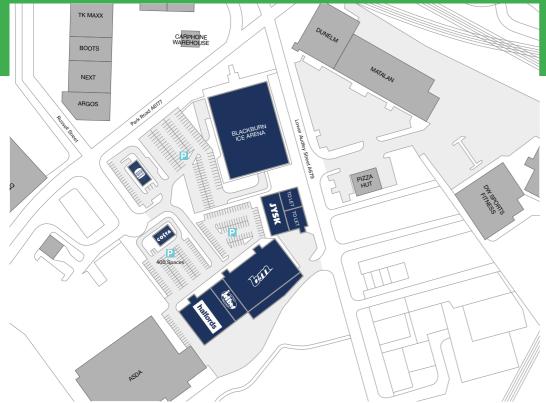
Charles Spooner cspooner@nrr.co.uk

07789 773 683

Ed Richards

NEW RIV≋R

erichards@nrr.co.uk 07747 536 997



Blackburn

Blackburn Retail & Leisure Park, BB2 3DY









JYSK

COSTA

A mix of food, fashion, electronic, home and leisure, this retail and leisure park is already home to the Blackburn Ice Arena, B&M, Halfords, Jysk and Burger King and is ideally located adjacent to ASDA.

The property has the benefit of 400 customer parking spaces.

114,100 sq ft

9 units

400+ total parking



Mark Crookes

mcrookes@mcmullenre.com 020 3058 0204



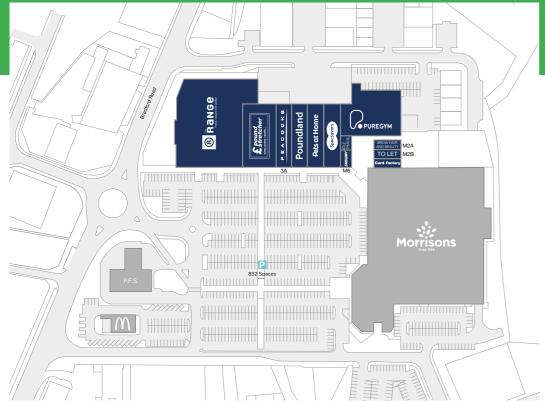
Rob Cane

rob.cane@xprop.co.uk 0113 320 8890



Ed Richards

erichards@nrr.co.uk 07747 536 997



Bradford

Enterprise 5, BD10 8EG







Poundland **SUBWAY**











Mark Crookes

mcrookes@mcmullenre.com 020 3058 0204



Enterprise 5 Retail Park is an established

retail park with a parade of 12 retail units

The site extends across approximately 3.75 acres and

adjoining a major Morrisons foodstore.

benefits a shared car park for 832 vehicles.

Rob Cane

rob.cane@xprop.co.uk 0113 320 8890

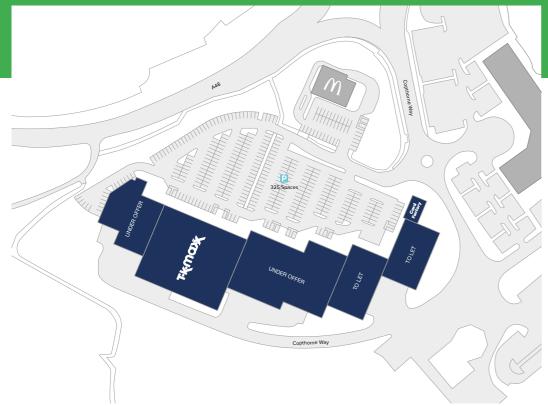


Ed Richards

erichards@nrr.co.uk 07747 536 997

97,700

12



Cardiff

Valegate Retail Park, сF5 6ЕН



TKMOX

Card Factory

Part of the Culverhouse Cross retail offering, an important part of the primary road network to the west of the city of Cardiff. Opposite M&S and Tesco.

93,262

6

325 total parking



Mark Crookes

mcrookes@mcmullenre.com 020 3058 0204



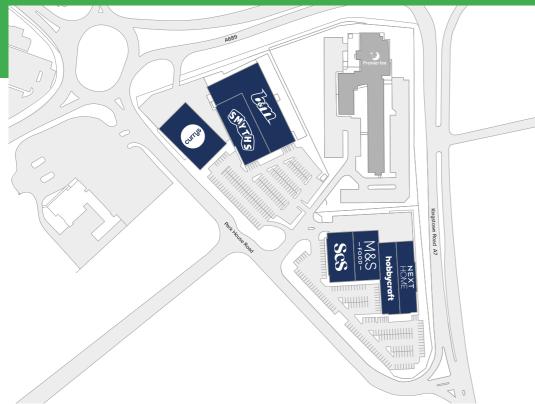
Rob Cane

rob.cane@xprop.co.uk 0113 320 8890



Ed Richards

erichards@nrr.co.uk 07747 536 997



Carlisle

Kingstown Retail Park, CA3 OJR



M&S -FOOD-

NEXT HOME





Kingstown Retail Park serves both the city centre and wider region due to its location off the A7, a main arterial route into Carlisle and close to Junction 44 of the M6.

The park includes a range of leading national operators.

97,200



Andy Hall

andy.hall@savills.com 0161 277 7289



Mark Crookes

mcrookes@mcmullenre.com 020 3058 0204

NEW RIV≋R

Ed Richards

ed.richards@mandg.com 07747 536 997

NEW RIV≋R

Joe Wright

joe.wright@mandg.com 07904 956 404



Chelmsford

Riverside Retail Park, CM1 1AN



home bargains





MATALAN



H Nuffield Health

This popular retail park is located to the north east of Chelmsford, accessed from the town centre ring road as well as being situated 500m from the train station and also within walking distance of Meadow Shopping Centre and the town centre.

144,469

12

MORGAN WILLIAMS

Richard Allsop

richard@morganwilliams.co.uk



Nalin Nilaweera nalin@roseburyre.com **Ed Richards** ed.richards@mandg.com 07747 536 997

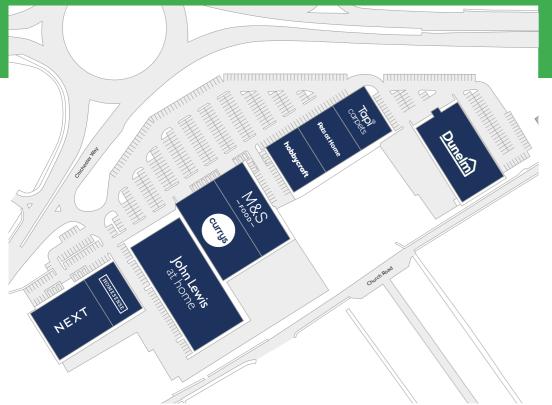
NEW RIV≅R

NEW RIV≋R

Joe Wright joe.wright@mandg.com

129

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Chichester

Chichester Retail Park, PO19 7YH



M&S

John Lewis at home





A key retail destination on the edge of the attractive town of Chichester, accessed from the A27, one of the main arterial routes on the south coast.

The park includes various popular national operators and lies adjacent to a large Sainsbury's supermarket.



145,000

9 inits



Dominic Rodbourne

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Nalin Nilaweera

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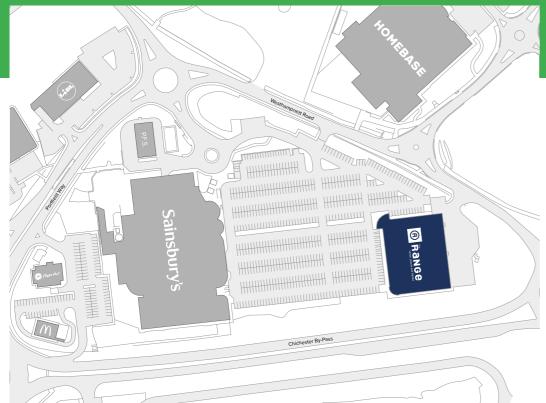
NEW RIV≋R

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Joe Wright joe.wright@mandg.com 07904 956 404



Chichester

Waterside Retail Park, PO19 7ZL



® Range

The unit is located on the edge of the attractive town of Chichester, accessed from the A27, one of the main arterial routes on the south coast and sits adjacent to a large Sainsbury's supermarket and Chichester Retail Park.

30,000

1



Luke Sowerby

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Joe Wright

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Dewsbury

Rishworth Centre and Railway Street, wF12 8EQ



MATALAN





shoezone

Iceland



Open A1 (part food) scheme arranged in two linear terraces with popular brands including Matalan, Halfords, Pets at Home, Iceland and a new Aldi.

The scheme is located next to Sainsbury's supermarket and opposite the town centre.

92,060 sq ft

7

381 otal parking



Mark Crookes

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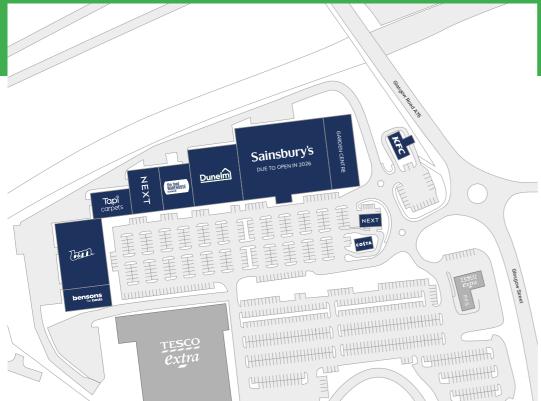
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Dumfries

Cuckoo Bridge Retail Park, DG2 9BF



NEXT

Sainsbury's





NEXT



COSTA



Cuckoo Bridge is the dominant retail park within Dumfries located in a prominent position on Glasgow Street.

Fully let to national retailers including KFC, Costa, B&M and Dunelm and adjacent to a 24 hour Tesco Supermarket, with a Next collection pod. A captive retail catchment of circa 89,000 residents, living within half an hour drive time (Source: Experian) is serviced by 550 car parking spaces.

130,200 sq ft

9 inits

550 otal parking





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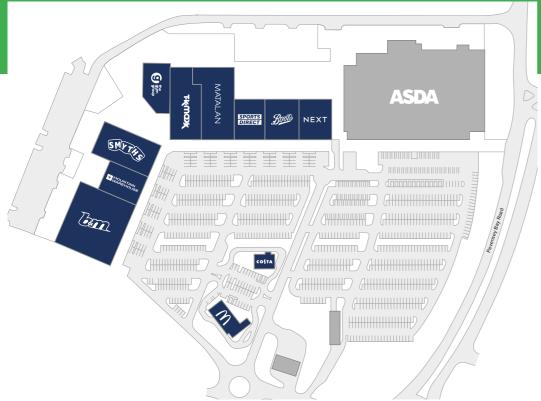
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Eastbourne

Sovereign Harbour Retail Park, BN23 6JH



Them

MATALAN







NEXT



Luke Sowerby luke@cspretail.com 020 7199 2977



The retail park is well located

3 miles north-east of the centre

of Eastbourne with ample parking and

a line-up of leading national operators.

The park lies adjacent to a large Asda supermarket.

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Ed Richards

137,000

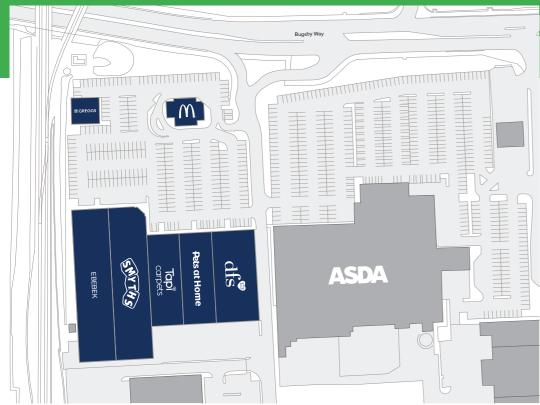
Boots CSP CURSON

Dominic Rodbourne

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Greenwich

Peninsular Retail Park, SE7 7TZ



Pets at Home









The retail park is prominently positioned, adjacent to an ASDA supermarket and Greenwich shopping centre as well as being in close proximity to the Blackwall Tunnel Approach.

74,000



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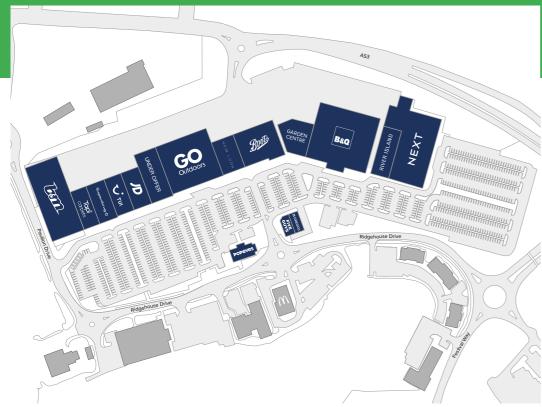
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Hanley, Stoke-on-Trent

Festival Retail Park, ST1 5SD



NEXT









JD



Festival Park in Hanley is an extensive retail destination within the Stoke-on-Trent area providing a range of leading national retailers and is adjacent to a large Morrisons supermarket.

223,167

14



Andy Hall

andy.hall@savills.com 0161 277 7289



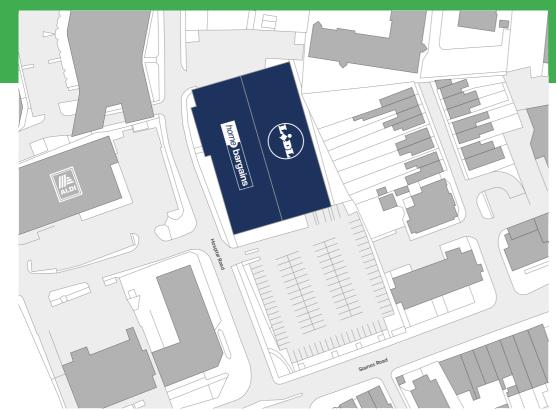
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Hounslow

home bargains

Staines Road Retail Park, TW3 3HY





The park comprises a Lidl supermarket and a Home Bargains store, located just off the Staines Road in Hounslow.

24,300



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Kendal

South Lakeland Retail Park, LA9 6DU







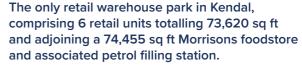
MATALAN











The property benefits from a 246 bay car park to the front of the parade and additional 450 spaces adjacent to the Morrisons.



6

696

spaces





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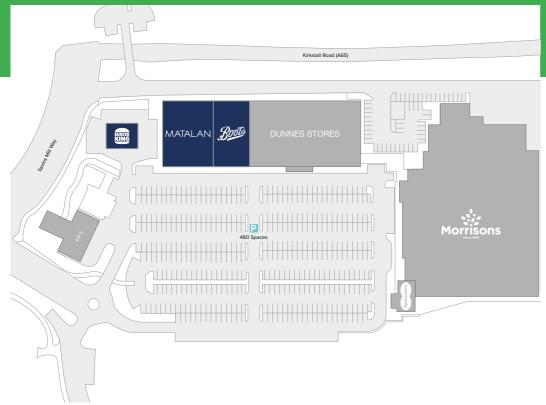
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Leeds

Kirkstall Retail Park, LS5 3RP



MATALAN







Strategically located, the existing units are let to Matalan and Boots.

Adjacent to 80,000 sq ft Morrisons and Specsavers unit serviced by a 480 car park.

23,500

3

480



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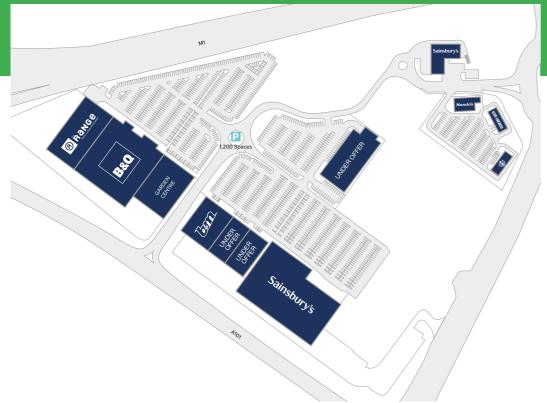
Charles Spooner

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Ed Richards cspooner@nrr.co.uk

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NEW RIV≋R



Lisburn – Northern Ireland

Sprucefield Retail Park, BT27 5UQ



Sainsbury's



Total

Sprucefield Retail Park comprises 47 acres and is one of Northern Ireland's leading out of town retail destinations, located just one mile south of Lisburn and 10 miles from central Belfast. Additionally there is 18 acres of development land.

We have a new drive-thru, supermarket and restaurants coming soon.

231,000 sq ft

5

1,200 total parking



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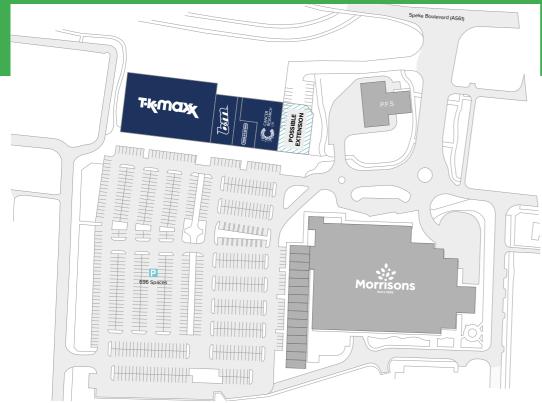
Johnny Martin

NEW RIV≋R

Charles Spooner Ed R

NEW RIV≊R

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Liverpool

Speke Retail Park, L24 2WZ











The Speke Centre is located to the south east of Liverpool city centre in Speke.

The site comprises 4 retail units with 696 car parking spaces and associated petrol filling station.

39,900 sq ft

4

696 otal parking



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Northwich

Northwich Retail Park, cw9 5LY



NEXT

Ben





COSTA

The retail park is prominently located on the A559 Manchester Road, east of Northwich town centre, close to a Tesco supermarket.

88,000

6 nits



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Poole

Wessex Gate Retail Park, вн15 эте



An attractive modern retail park, Wessex Gate is a popular and well-located retail destination serving the local community of Poole.



10



Pets

Tapi carpets

KFC



Tom Wyatt

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Luke Sowerby

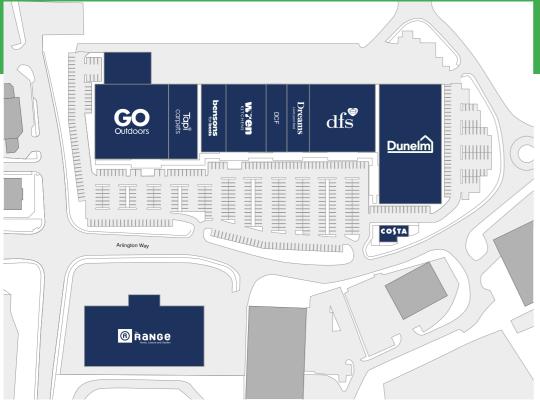
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NEW RIV≋R

Ed Richards



Joe Wright



Shrewsbury

Sundorne Retail Park, SY1 4YA



Prominently located on the A512 (Battlefield Road) and adjacent to a Tesco superstore and a new format B&Q warehouse.



10



GO Outdoors





COSTA



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Southampton

Hedge End Retail Park, so30 4RT



Hedge End Retail Park is well located directly off Junction 7 of the M27 and in close proximity to a large Sainsbury's supermarket and M&S.





∭≜ ALDI









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Staines-upon-Thames

Two Rivers, Tw18 4WB



M&S

NEXT

vue



JD

wagamama.

FIVE

Two Rivers is a premium hybrid retail, leisure and lifestyle development. The scheme combines traditional out of town retail warehouse units and high street shops with a 10 screen Vue Cinema and extensive restaurant provision.

The layout of the scheme offers options for all types of retail units, combined with a leisure offering that retains shoppers into the evening.

387,880

52

1,100

otal parking spaces



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LUNSONMITCHENALL

Nick Hartwell

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Lizzie Everard

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Swindon

Greenbridge Retail & Leisure Park, SN3 3EF



NEXT



Located just outside the town centre, Greenbridge Retail & Leisure Park provides an accessible and popular destination for locals with a range of popular national shops and leisure activities.

310,800 sq ft

24



currys

COSTA







Tom Wyatt

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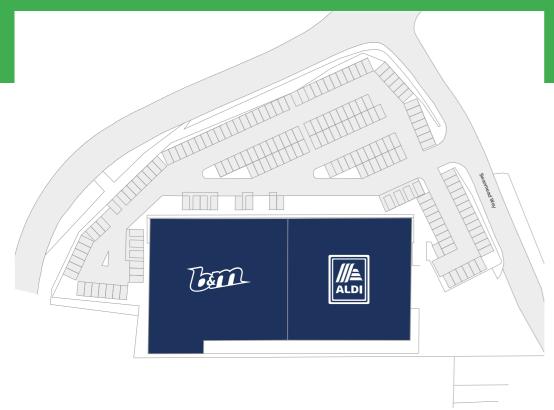
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Tonbridge Cannon Lane Retail Park, TN9 1PP





∭≜ ALDI

Them

This retail park is located on the outskirts of Tonbridge, on the A26 and adjacent to M&S, Halfords and M&S Food.

44,500



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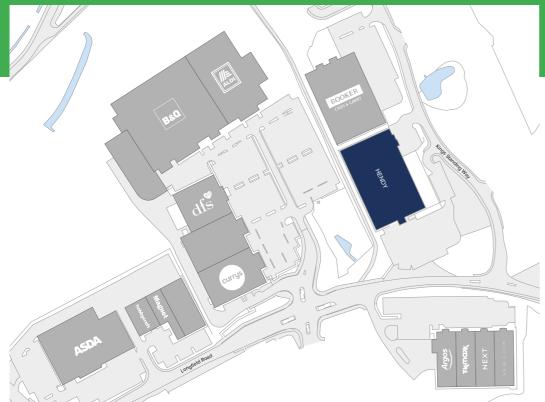
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Tunbridge Wells

Kingstanding Business Park, TN2 3UP



A prominent retail warehousing location situated off Longfield Road in Tunbridge Wells, adjacent to Great Lodge Retail Park, Fountains Retail Park and a large Asda supermarket.

47,000

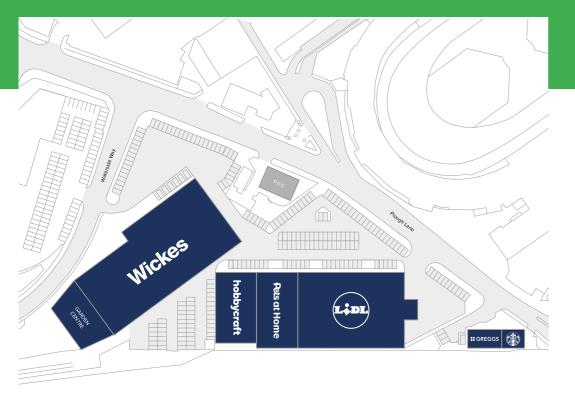
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Wimbledon

Plough Lane Retail Park, sw17 0BW



L-;DE

Wickes



A prime foodstore and retail warehouse park located in Wimbledon between Colliers Wood and Wandsworth, 6 miles south-west of Central London.

Prominently situated fronting Plough Lane which connects the A217 to the A218 and surrounded by residential and other commercial uses. A large and affluent catchment population within a 10 minute drive time amounting to 269,000 people.



82,589

6

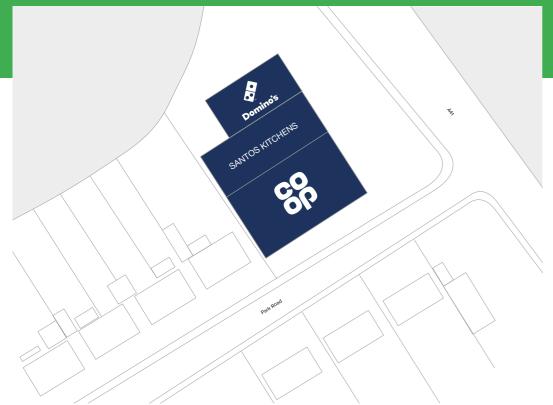
261

total parking spaces

NEW RIV≋R

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Wirral

Eastham Point, CH62 8HJ





60

Eastham Point is a prominently located retail scheme in Eastham, Wirral with a population of around 13,000.

The site comprises 3 units across 10,200 sq ft complete with 45 parking spaces.

10,200 sq ft

3

45

total parking spaces



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September 2025