



Clacton Factory Outlet

Stephenson Road West
Clacton-on-Sea
CO15 4TL

An established retail outlet centre on the Essex Sunshine Coast. Phase 1 of new Owner's £3.8M refurbishment completed.

Planning consent granted for 6 screen cinema and 5 ancillary A3/A4/A5 units on car park.





Clacton Factory Outlet

Refurbishment Programme

Clacton Factory Outlet originally opened in November 1998. In January 2008, ROM Capital acquired the Outlet from the administrators, quickly rebranded the Outlet and entered into negotiations with the local planning authority. In August 2009 Phase 1 of the £3.8m refurbishment was completed. The Outlet now benefits from new high quality frontages to all units consisting of cedar cladding, extended aluminium framed glazing and improved mall lighting. Phase 2 will see an attractive canopy installed to cover the main pedestrian routes through the centre (as illustrated in the CGI photograph below).

The improvements to Clacton Factory Outlet have given existing occupiers a renewed optimism in the future of the Outlet, as well as attracted a number of new tenants to open on site including most recently **Burger King** and Yam Yam To Go, as well as **Marks & Spencer Outlet**, Glitter Princess, Yeomans Outdoor Leisure, Klass, Pavers & Staccato, Home, Curtains & Bedding and Denby Outlet, with more units under offer!



ROM CAPITAL (CLACTON) LIMITED

The Landlords commitment to Clacton Factory Outlet has seen continued investment in the centre since they took ownership. Phase II of the redevelopment works are planned for 2011 and a planning consent was granted in August 2010 for a new 6 screen cinema and 5 ancillary restaurants.





Location

Clacton Factory Outlet is located in Stephenson Road West, just off the A133 Trunk Road close to Morrisons and Brook Retail Park for Tesco, B&Q, Currys, Pizza Hut and KFC and the adjoining established Gorse Lane Industrial Park, which comprises 300 small businesses. Clacton Factory Outlet is 2.5 miles north of Clacton town centre and 15 miles south-east of Colchester.

Children's Play Facilities

Pirate Adventure Island, built in 2008 has become a very popular attraction for families. The centre also has regular promotional events including food markets, Go-Kart Party, and a full events programme throughout the year, with a dedicated marketing budget of over £150,000 from the Landlords.





Market Intelligence

- 759,000 residents in the catchment, with non food spend in the outlet centre goods category of £2.4 billion per annum
- Resident income and expenditure is 9% above GB average
- 78% of Resident population has income above GB average
- Clothing & Footwear catchment expenditure of £600 million per annum
- An affluent catchment with 3% more ABC1's than GB average
- An estimated 8.6 million tourists within the defined catchment with potential expenditure of £106m on retail goods and £81m on catering
- An average of 11 million visits per year
- Source FSP Market Intelligence (full report available on request)

Facilities

- Free parking for over 1000 cars
- Coach park for 14 coaches
- Service road with rear access to all units with staff parking
- Restaurants and Tea Room, including Yam Yam To Go and Burger King
- Outdoor adventure play area
- Events calendar supported by centre marketing
- Outdoor seating and landscaping
- Showcase advertising space throughout the mall
- Brown tourist road signage on all approach roads
- 24hr manned security
- CCTV cameras covering the whole site (including car park)
- Fully gated site
- Regular bus to & from Clacton town centre
- All units have their own 3 phase metered electricity supply and separate water meter
- All units have their own toilet, with disabled access
- Units can be combined to make flexible unit sizes
- Fully DDA compliant throughout
- Customer lifts and ramp access
- 6 public disabled toilets
- 4 baby changing facilities
- Information Centre
- ATM
- Secure covered bike parking





A12	12 miles	M1/A14/M6 Junction	132 miles
M25	67 miles	Birmingham	165 miles
M11	72 miles	Leeds	215 miles
A1/A14 Junction	87 miles	Manchester	229 miles
Central London	93 miles		

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Easily accessible by car from the A12 dual carriageway, follow the A120 signposted to Clacton and Harwich and join the A133 to Clacton. Clacton Factory Outlet then has exceptionally clear brown tourist road signage on all the approach roads. Regular direct train services run from London Liverpool Street to Clacton-on-Sea. There is a regular 137 bus from Clacton Railway Station and the town centre to the outlet. Stansted Airport is 45 minutes away and Harwich International Port is 20 minutes drivetime.



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