

ODEON



Nando's



MANSFIELD LEISURE PARK

NOTTINGHAM ROAD, MANSFIELD, NG18 1BU

DOMINANT, LONG-LET LEISURE PARK INVESTMENT BENEFITTING
FROM INFLATION-LINKED AND FIXED RENTAL UPLIFTS.



INVESTMENT SUMMARY

- Mansfield is the second largest settlement in Nottinghamshire with a population of 110,500 (2021). The property is situated 0.6 miles from Mansfield town centre.
- The property occupies a prominent position immediately off Nottingham Road (A60) and immediately adjacent to occupiers including Sainsbury's, Aldi and Currys.
- Large captive catchment population of 189,300 within a 15 minute drive time, increasing to 306,000 within 20 minutes.
- Purpose-built cinema and bingo anchored leisure park extending to 75,052 sq ft GIA with 561 surface car parking spaces (1: 134 sq ft).
- Anchored by an eight screen Odeon cinema with IMAX screen. The unit is let for a further 7.9 years with annual fixed uplifts equivalent to 2.5% per annum until 2031.
- Recently re-gear'd bingo hall secured to Club 3000. The unit is let for a further 16.7 years with index linked reviews (CPI).
- Modern three-unit restaurant parade, developed in 2015, provides flexible accommodation ranging from 3,489 sq ft to 4,075 sq ft (GIA). The units are let to Nando's, Bella Italia and Serenity.
- Prominent standalone drive thru unit let to McDonald's, which is to be re-gear'd to provide 16.7 years unexpired with 5 yearly open market reviews.
- The scheme produces an annual rental income of £1,077,298 per annum, reflecting £14.35 per sq ft.
- WAULT to expiry of 11.1 years, and 10.7 years to break.
- 72% of the scheme's current income benefits from inflation-linked or fixed rental uplifts.
- Further asset management and income intensification opportunities, including the potential to progress demand for EV charging.
- Freehold. 7.14 acres (25% site coverage).

We are instructed to seek offers in excess of

£10,100,000

(Ten Million, One Hundred Thousand Pounds), subject to contract and exclusive of VAT for our client's freehold interest. A purchase at this level reflects the following attractive yield profile.

Inception	10.00%
Sep-26	10.11%
Jun-27	10.27%
Sep-27	10.39%

The above is calculated assuming standard purchaser's costs of 6.70% and a 3% p.a. compounded uplift for the Club 3000 unit in 2027.



**MANSFIELD
LEISURE PARK**

Sainsbury's

Aldi

Mansfield South Trade Park

Kings Mill Hospital

Currys

Mansfield Town Football Club

Portland Retail Park

Your Space Gym

Pure Gym

Nottingham Road (A60)

KFC

Halfords

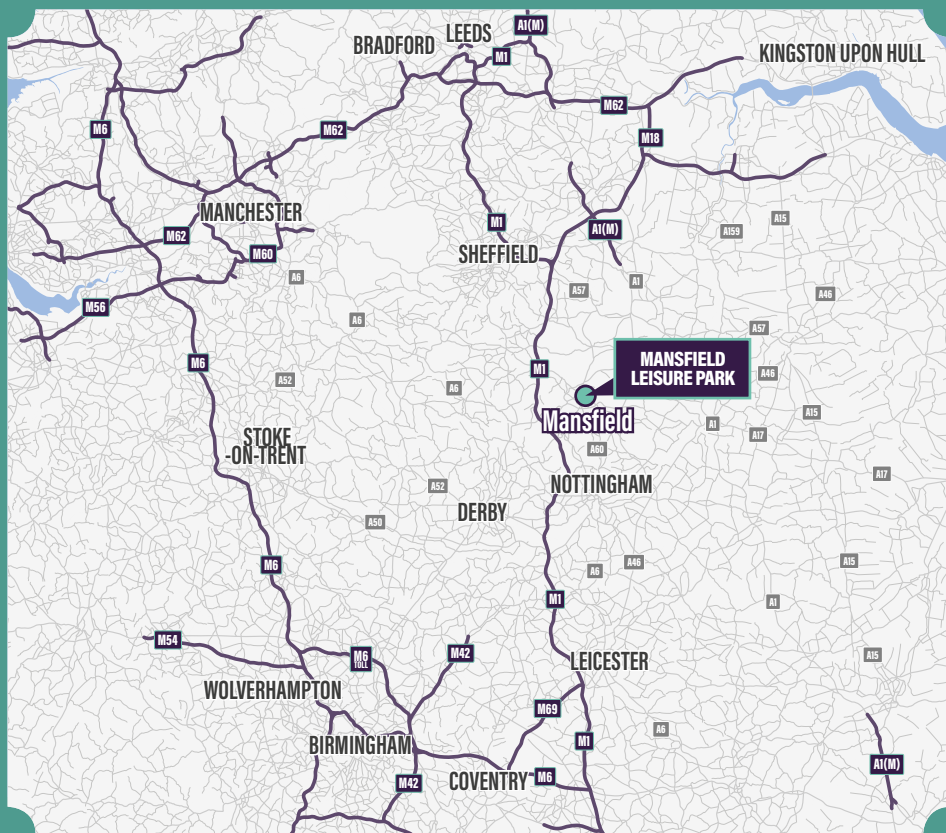
Topps Tiles

B&M

LOCATION

Mansfield is the second largest settlement in Nottinghamshire with a population of 110,500 (2021). The town is within the wider East Midlands region and is located 130 miles north of London, 55 miles north-east of Birmingham, 24 miles south of Sheffield and 12 miles north of Nottingham.

The town is strategically positioned between the major population hubs of the East Midlands, offering direct access to key regional and national transport corridors. Between 2011 and 2021 the population grew by 5.8%.



A60 Runs north-south, linking Mansfield directly to Nottingham and Worksop.

A38 Provides access westward toward Derby and the M1 motorway.

A617 Connects Mansfield eastward to Newark-on-Trent and the A1 corridor.

Mansfield's A617 ring road directly links onto the M1 motorway. The nearest junction is J29, which lies 6.8 miles to the west.



Mansfield is served by Mansfield Railway Station, located on the Robin Hood Line, and connects the town directly to Nottingham and Worksop. The connection with Nottingham offers access to the wider East Midlands rail network, including onward services to London St Pancras, Leicester, and Derby.

Nottingham
28 MINS

Sheffield
1 HR 11 MINS

London
2 HRS 28 MINS



East Midlands Airport and Manchester Airport lie 26 and 47 miles respectively from Mansfield and provide frequent domestic and international flights. East Midlands Airport is home to the UK's largest dedicated air cargo operation, making it the country's most important airport for express freight. It handles over 440,000 tonnes of goods each year and is a hub for DHL, UPS, FedEx and Royal Mail.



BERRY HILL URBAN EXTENSION

The Berry Hill Urban Extension, also known as the Lindhurst development, is a **£250 million 480-acre site** being built in Mansfield, to the south of the existing Berry Hill community.

The scheme is expected to deliver up to 1,700 new homes with more than 500 already occupied.

Bellway is expected to release additional homes to the market in Spring 2026 as part of Phase 2 of the scheme.



Up to
1,700 HOMES



A new
PRIMARY SCHOOL



Creating
4,000 NEW JOBS



Commercial space worth
£100M PER ANNUM
to the local economy

SITUATION

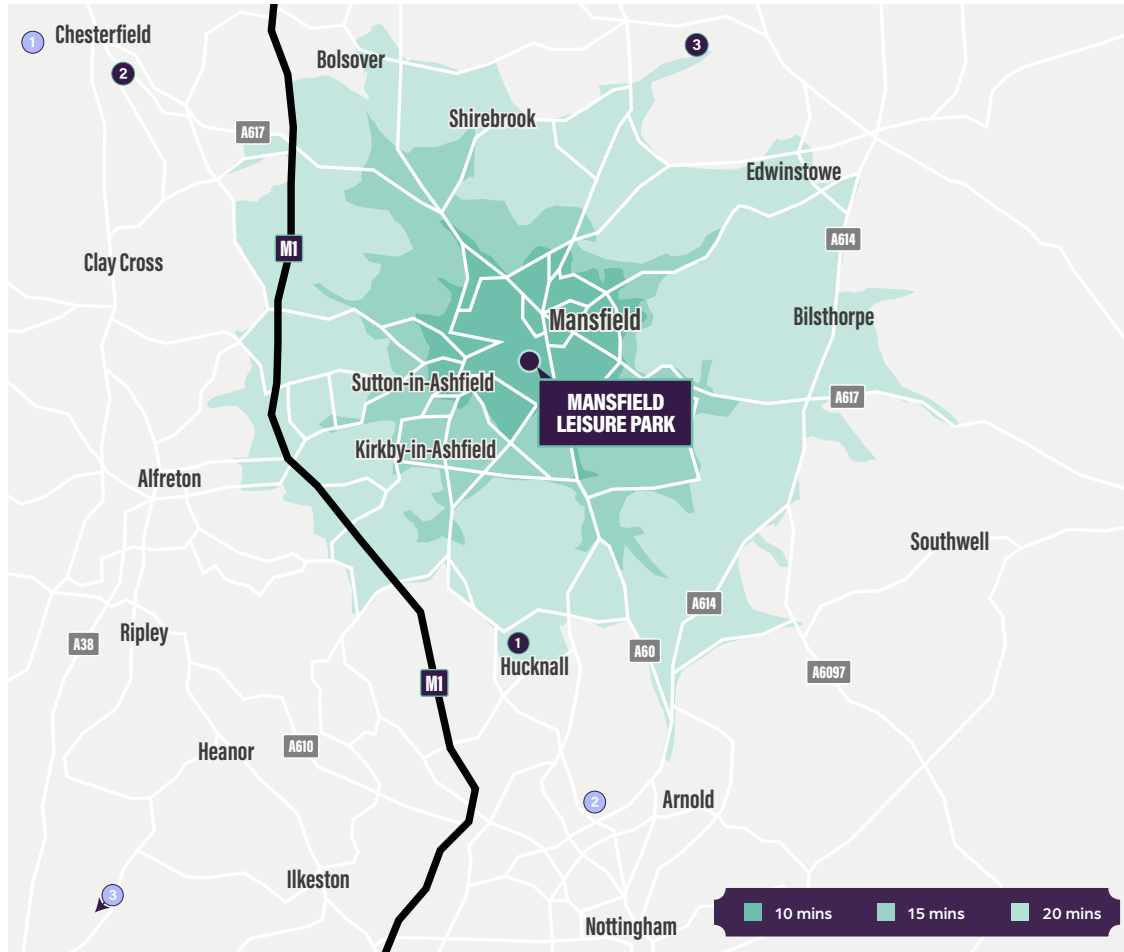
Mansfield Leisure Park lies 0.6 miles south of Mansfield Town Centre, fronting Park Lane, immediately off of the A60 (Nottingham Road). The site benefits from excellent visibility and accessibility for both vehicular and pedestrian traffic. It is in the immediate vicinity of Mansfield train station and Mansfield Town Football Club.

The scheme sits within an established commercial location and an area which is a focal point for out-of-town retailing in Mansfield. The property sits immediately adjacent to a retail development anchored by Sainsbury's (45,000 sq ft) and Aldi (16,500 sq ft), with a Currys (47,126 sq ft) and KFC drive thru bordering the southern boundary. Other occupiers in the local vicinity include B&M, PureGym and Halfords. The surrounding area is otherwise predominately suburban residential in nature with several established neighbourhoods including Berry Hill and Forest Town.





**DOMINANT EAST MIDLANDS
LEISURE PARK EXTENDING
TO 75,052 SQ FT GIA**



Drive Times



CATCHMENT & COMPETITION

Cinema Competition

Odeon have been in occupation of the cinema at Mansfield Leisure Park since the early 2000's following a rebrand from ABC Cinemas. The eight screen multiplex is the dominant cinema within its catchment and there is limited competition within a 20-minute drive time. The nearest major franchise is Cineworld Chesterfield, which is a 22 minute drive away. Odeon Mansfield is the nearest cinema for over 200,000 people, and the nearest major franchise for over 300,000.

- 1 The Arc Cinema, Hucknall**
 The Byron, High St, Hucknall, Nottingham NG15 7HJ
20 minutes **4 screens**
- 2 Cineworld, Chesterfield**
 Alma Leisure Park, Derby Road, Chesterfield, S40 2ED
22 minutes **10 screens**
- 3 Savoy Cinema, Worksop**
 Bridge St, Worksop S80 1HS
29 minutes **6 screens**

The nearest Vue is in Nottingham, and the next nearest Odeon is in Derby. However, both are in excess of 30 minutes' drive away.

Bingo Competition

Club 3000, the UK's third largest operator, acquired the bingo club from Majestic Bingo in 2023. The unit is subject to limited competition and is the nearest bingo club for over 360,000 people.

- 1 Mecca Bingo, Chesterfield**
 Foljambe Road, Chesterfield S40 1NJ
25 minutes **35,930 sq ft**
- 2 Buzz Bingo, Nottingham**
 Gala Way, Nottingham NG5 9RU
25 minutes **35,629 sq ft**
- 3 Buzz Bingo, Derby**
 Liversage Street, Derby, DE1 2LD
38 minutes **26,978 sq ft**



DESCRIPTION

Mansfield Leisure Park comprises 75,052 sq ft GIA of purpose-built leisure accommodation, which was originally constructed in 1996/97. The scheme is arranged across six units, with the original phase including the multiplex cinema, bingo hall and drive thru restaurant. The complementary three-unit restaurant parade was constructed in 2015.

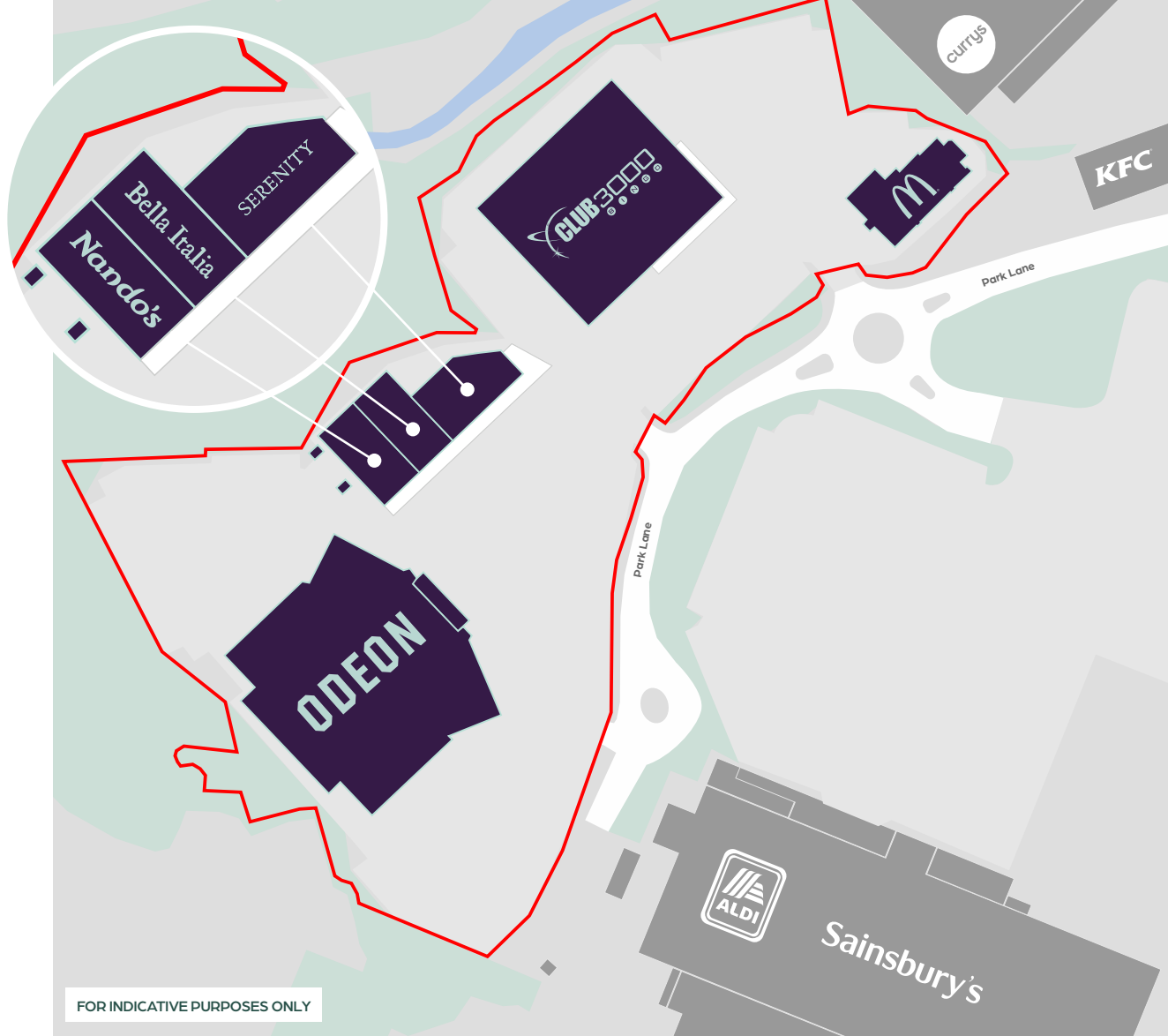
The scheme is anchored by an eight screen multiplex cinema extending to 36,321 sq ft GIA. The auditoriums range in size from 130 – 389 seats, with 1,832 seats in total. The largest screen was comprehensively refurbished with new seating in 2024, whilst an IMAX screen was incorporated with reclining seating in 2019. The entrance lobby includes a Costa concession, which was refurbished by the tenant in 2024.

The Bingo Hall is of steel portal frame construction with part profile sheet cladding and brickwork elevations. The unit extends to 25,061 sq ft GIA and internally is fitted out with a fully equipped diner, bar and slot machine area.

The complementary food and beverage parade is arranged across three units, and offers flexible accommodation ranging from 3,489 sq ft to 4,075 sq ft (GIA). The units, which were newly developed in 2015, benefit from full glazed frontages including bifold doors for the Nando's and Bella Italia units.

McDonald's occupy a standalone drive thru unit with brick clad and glazed elevations with a pitched roof. The unit occupies a prominent position in the eastern corner of the site fronting Park Road.

There is surface customer parking for 561 cars, which reflects an excellent car parking ratio of 1: 134 sq ft. Vehicular access is via Park Lane roundabout, with immediate passage to Nottingham Road (A60).



75,052
sq ft GIA



6
units



7.14
acres



Freehold

TENURE

Freehold. The site area extends to 7.14 acres and provides a low site cover ratio of c. 25%.

PLANNING

Copies of the planning consents are available on request.

TENANCY & ACCOMMODATION

ODEON



Nando's



Bella Italia

SERENITY

Demise	Tenant Entity (Surety)	Trading As	Principal Area (sq ft)	Rent (£ pa)	Rent (£ psf)	Lease Start	Next Rent Review	Expiry Date (Break Date)	Comments
Cinema	ABC Cinemas Limited (Odeon Cinemas Limited)	Odeon	36,321	£503,018	£13.85	09/09/1997	09/09/2026	08/09/2033	Fixed annual rental increases equivalent to 2.5% p.a. until September 2031. Following the September 2031 uplift there are no further rental increases until lease expiry. The next increase will occur in September 2026. 10% management fee cap (not exceeded). Tenant mezzanine extends to additional 4,917 sq ft.
Bingo Hall	Fraser Capital Management Limited	Club 3000	25,061	£268,780	£10.73	24/06/1997	24/06/2027	23/06/2042	Reversionary lease recently completed to extend the lease term by a further ten years to June 2042 (without break). The June 2027 review is subject to a CPI linked increase calculated from 2025 (c/c 1-3% pac). Thereafter, the rent is subject to 5 yearly CPI linked reviews (c/c 1-3% pac). The tenant received 9 months' rent free from 29 September 2025, which is to be topped up by the vendor. 10% management fee cap (not exceeded). Tenant mezzanine extends to additional 2,182 sq ft GIA.
Unit 1	Nando's Chickenland Limited	Nando's	3,506	£77,000	£21.96	19/10/2015	19/10/2025	18/10/2035 (18/10/2030)	5 yearly upwards only rent reviews to OMV. Tenant break option on 6 months' notice.
Unit 2	Bella Group Holdings Limited	Bella Italia	3,489	£77,000	£22.07	28/09/2015	28/09/2025	27/09/2035	5 yearly upwards only reviews to OMV.
Unit 3	Nuvo Bistro Limited	Serenity	4,075	£75,000	£18.40	18/12/2023	18/12/2028	17/12/2033	5 yearly upward only rent review to OMV. 6 months' rent free followed by 18 months half rent (£37,500). Half rent period to end 17 December 2025, which is to be topped up by the vendor. There is a separate external seating area licence which is excluded from 1954 Act protection.
Drive Thru	McDonald's Restaurants Limited	McDonald's	2,600	£76,500	£29.42	24/06/1997	24/06/2027	23/06/2042	5 yearly upward only rent reviews to OMV. Reversionary lease in legal to extend the lease term by a further ten years to June 2042 (without break). The current lease expiry is otherwise June 2032. The tenant will receive six months' rent free, which is to be topped up by the vendor. Minimum floor area for purposes of review is 2,600 sq ft GIA. Floor area inclusive of tenant alterations is 3,759 sq ft GIA. Ground beef exclusivity for counter service restaurant (with or without drive thru). 10% management fee cap (not exceeded).
Total			75,052	£1,077,298	£14.35				

NB: Substation lease to Western Power Distribution (East Midlands) Plc for a term of 99 years from 28 August 2015.

All operators' leases contain provisions for the landlord to maintain a minimum of 500 car parking spaces. There are 561 spaces at present.

Units 1-3 restricted to A3 (café or restaurant) planning use, now Class E. The Odeon lease contains restrictions on use including fast food sales.

INCOME ANALYSIS



£1.08M

Passing rent of £1.08m, equating to an average rent of £14.35 per sq ft.



100%

let by floor area.



72%

Approximately 72% of income benefits from inflation-linked or fixed rental uplifts.



93%

let to national covenants.

WAULT

The property benefits from approximately 11.1 years of unexpired income to lease expiry, and 10.7 years to break.

% Income by Lease Expiry Date



% Income by Term Certain



■ 5 - 10 years ■ 10 - 15 years ■ 15+ years

TENANTS

ODEON



Nando's

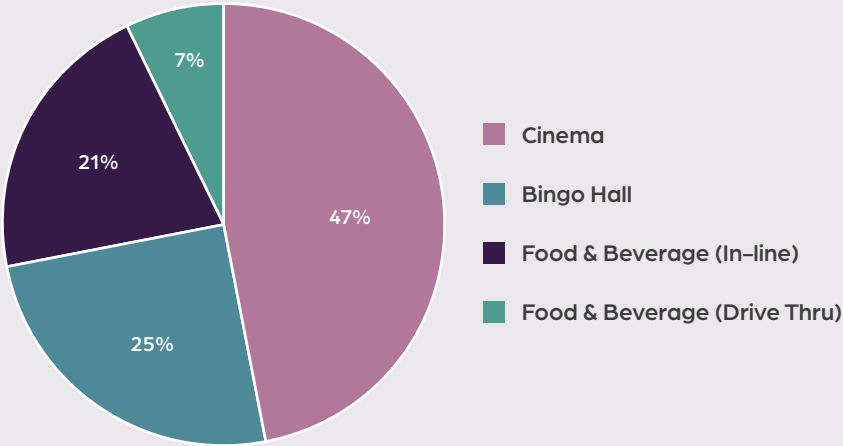


Bella Italia

SERENITY



INCOME DIVERSIFICATION



COVENANT

ODEON



103
UK Cinemas



8,500
Employees



Founded in
1930

Odeon Cinemas was founded in 1930 and has since become the largest cinema chain in the UK by number of cinemas. Odeon Cinemas Limited operates 103 sites nationally, in addition to international operations in Ireland, Norway and Greece. The business has been a wholly owned subsidiary of AMC Theatres (the largest cinema chain in the world) since 2016.

AMC Theatres recently completed a significant debt refinancing. The deal involved securing new financing (c. \$226 million) to refinance debt maturing in 2026 and an initial debt-for-equity swap of at least \$143 million (with potential to equitize up to \$337 million of existing debt). The restructure significantly strengthens the business's balance sheet and aligns its structure to benefit from a resurgent box office. The guarantor entity's financials are detailed below.

Odeon Cinemas Limited (01854132)	Y/E Dec-24	Y/E Dec-23	Y/E Dec-22	Creditsafe Rating
Sales/ Turnover (£000)	£211,043	£210,213	£202,851	49C
Profit / (Loss) Before Tax (£000)	(£47,703)	(£59,413)	(£36,805)	
Tangible Net Worth (£000)	(£15,605)	£31,605	£90,744	

Nando's

Nando's is a South African multinational fast casual chain that specialises in Portuguese flame-grilled peri-peri style chicken. The business was founded in Johannesburg in 1987 and operates over 1,200 outlets in 30 countries. Nando's Chickenland Limited operates more than 480 restaurants and employs 19,000+ people. In the most recent accounting period, capital investment in the year was £62.5m with 11 new UK restaurant openings.

Nando's Chickenland Limited (02580031)	Y/E Feb-24	Y/E Feb-23	Y/E Feb-22	Creditsafe Rating
Sales/ Turnover (£000)	£1,027,000	£928,900	£780,279	100A
Profit / (Loss) Before Tax (£000)	£89,100	£33,000	£7,439	
Tangible Net Worth (£000)	(£377,500)	(£423,200)	(£193,244)	



25
Bingo Halls



£74M
Annual turnover



Founded in
2006

Club 3000 is the third largest bingo chain in the UK and the largest independent operator. The business was founded in 2006 and currently operates 25 bingo clubs throughout the UK. The most recent opening was in Leeds in August 2025 following a £5.5m investment.

The business reported significant growth in turnover and pre-tax profit in the most recent accounting period, increasing to £74.04m (+26.6% LFL) and £13.31m (+9.2% LFL) respectively. Club 3000 is the trading name of Fraser Capital Management Limited.

Fraser Capital Management Limited (05049317)	Y/E Mar-24	Y/E Mar-23	Y/E Mar-22	Creditsafe Rating
Sales/ Turnover (£000)	£74,043	£58,485	£44,670	99A
Profit / (Loss) Before Tax (£000)	£13,305	£12,179	£10,399	
Tangible Net Worth (£000)	£52,521	£42,795	£35,888	



McDonald's is the world's leading quick-service restaurant brand, operating over 39,000 locations globally and more than 1,300 stores in the UK. McDonald's Restaurants Limited, which is a direct subsidiary of McDonald's Corporation Inc, currently employs more than 24,300 people. The company reported significant growth in pre-tax profit in the most recent accounting period, increasing to £120.1m (+81.0% LFL) compared to the year prior.

Mcdonald's Restaurants Limited (01002769)	Y/E Dec-24	Y/E Dec-23	Y/E Dec-22	Creditsafe Rating
Sales/ Turnover (£000)	£1,821,827	£1,835,618	£1,597,442	97A
Profit / (Loss) Before Tax (£000)	£120,082	£66,327	£170,875	
Tangible Net Worth (£000)	£626,227	£641,745	£675,611	

COVENANT

Bella Italia

Bella Italia, a chain of Italian-inspired restaurants, is owned by The Big Table Group, a UK-based operator of casual dining restaurants that operates brands including Las Iguanas, Frankie & Benny's and Café Rouge. The wider business operates in excess of 230 restaurants, whilst Bella Group Holdings operates approximately 61 sites. Bella Group Holdings returned to a pre-tax profit of £1.29m in October 2024 following the implementation of a cost saving and estate rationalisation strategy.

Bella Group Holdings Limited (12761740)	Y/E Oct-24	Y/E Oct-23	Y/E Oct-22	Creditsafe Rating
Sales/ Turnover (£000)	£65,351	£65,344	£64,357	69B
Profit / (Loss) Before Tax (£000)	£1,287	(£2,861)	(£463)	
Tangible Net Worth (£000)	(£3,870)	(£5,693)	£7,355	

SERENITY

Serenity is a premium restaurant and cocktail bar serving an international tapas style sharing menu. The restaurant offers all-day dining and has a regular live music schedule. The business was founded as a sister venue of the popular Dog & Duck pub, which is located nearby in Kings Clipstone to the north east of Mansfield.



EPC RATINGS

Unit	Trading As	EPC	Certificate Expiry
Cinema	Odeon	D-86	February 2035
Bingo Hall	Club 3000	C-69	June 2035
Unit 1	Nando's	B-28	July 2035
Unit 2	Bella Italia	B-28	July 2035
Unit 3	Serenity	A-25	July 2035
Drive Thru	McDonald's	C-66	August 2029

SERVICE CHARGE

The service charge budget for the 2025 calendar year totals £189,896, equating to approximately £2.53 per sq ft.

SURVEYS

Copies of assignable Building, Environmental and Measured Surveys available upon request.

FURTHER INFORMATION

AML

The successful purchaser will be required to comply with our and the vendor's anti money laundering requirements.

VAT

The property is elected for VAT and it is anticipated the transaction will be treated as a TOGC.



ED GEORGE

M: 07818 012 489

E: edward.george@montagu-evans.co.uk

MATTHEW ROBERTS

M: 07818 538 231

E: matthew.roberts@montagu-evans.co.uk

We are instructed to seek offers in excess of

£10,100,000

(Ten Million, One Hundred Thousand Pounds), subject to contract and exclusive of VAT for our client's freehold interest. A purchase at this level reflects the following attractive yield profile.

Inception	10.00%
Sep-26	10.11%
Jun-27	10.27%
Sep-27	10.39%

The above is calculated assuming standard purchaser's costs of 6.70% and a 3% p.a. compounded uplift for the Club 3000 unit in 2027.

Misrepresentation Act 1967

Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. September 2025.