

SUPERMARKETS SWEEP (CONT'D)...

Spring and hopes to generate a turnover of around £4 million. Interest in investing in Hilton remains strong; the village has seen over 1,200 new homes developed in the last six years and is one of the fastest growing areas of Derbyshire with a population of around 7,000 people. Being so close to both the A38 and A50 makes Hilton an attractive proposition for investors and is the main reason that St Modwen Properties have now let five of their six speculatively built units at Hilton Business Park, across the road from the Aldi site.

MERCIA MARINA'S SHORE THING

Another retail investment in the District that has attracted interest is the new 4,000 sqft Midland Chandlers store on the banks of Mercia Marina, near Willington. Alastair Thomas, Managing Director of the chain says that "Mercia Marina is an excellent geographical location for what will be the flagship store for the Company, which already operates from three other Midland locations. Not only is it very easy for boaters to reach, halfway between Fradley Junction and Sawley, but its got excellent road links too, just off the A38 and A50. This means that you can drive over easily to purchase what you need for your boat, and it means we can restock very quickly as well."

The boat supplies store will open in March 2010, and features a green roof and other energy saving features. This development is timely with the celebration of the 585-berth marina's first full operating year. The Marina already has a successful tearoom, dry dock, boat builders and two canal boat hire businesses. It plans further expansion adding a Gastro-pub next year - capping over £6m of private investment in the venture. Further information on the Marina can be found at www.merciamarina.co.uk

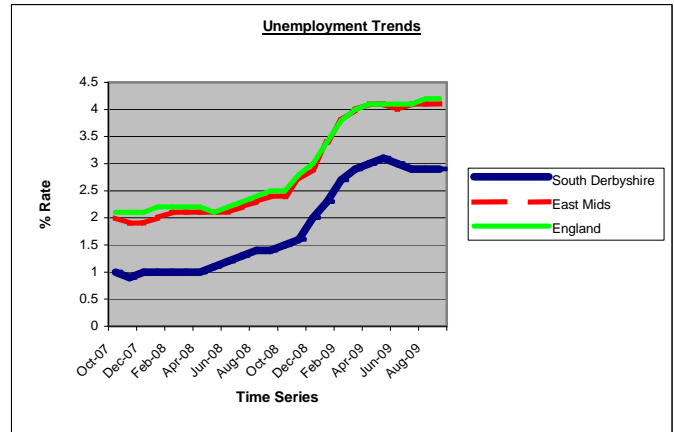
MELBOURNE'S YARDS AHEAD

By maintaining a 98% occupancy throughout the whole of the recession there is clearly unmet demand for new retail premises in the District's other historic market town. William's Yard - a development of six new retail units and three offices could satisfy this. This will be Melbourne's fourth attractive retail courtyard serving tourist and local markets. This sensitively designed property is in the heart of the Conservation Area and is the creation of Richard Blunt and is being marketed by Salloway. Construction is underway and the first occupants are expected next Summer.

LOCAL ECONOMIC NEWS:

This Edition reflects on an interesting local statistic that should give investors confidence. At a time when growing unemployment is a worrying national trend, South Derbyshire has experienced a slight dip and unemployment appears to have levelled on a plateau of 2.9%. This is some 2% higher than the pre-recession levels experienced in October 2007, but is nearly 1.5% lower than the average for England. Of course, nobody can predict what will happen next but the statistic can be

seen as a reflection of the investment that is taking place in the District and is being reported through this Gazette. It can also be seen as a measure of faith in the area's ability to bounce back strongly when the country moves into a period of sustained growth.



FEATURED FINANCE:

COALFIELD ENTERPRISE FUND

South Derbyshire's financial support for potential investors received a welcome boost when the Coalfield Enterprise Fund was extended until 2014. The first tranche of investments from the Fund (managed by Enterprise Ventures Limited) was launched in 2004, since when it has provided some £6.7 million of investment, attracting private sector leverage in excess of £31 million. The Fund provides equity and equity-related funding ranging from a minimum of £40,000 to a maximum of £1 million, normally structured as equity with loan or preference share capital, or a combination of both. The average size of investment is around £300,000 and apart from a few excluded sectors is available to all unquoted businesses from start-ups and early stage enterprises through to ongoing development capital and management buy-outs and buy-ins of more established businesses.

Although not widely accessed by local businesses the Fund is actively supporting at least one inward investment project being managed by our Team. The District's area of eligibility is fairly wide and includes most urban wards as well as Repton and Willington. Projects in other non-former coalfield wards could also qualify: if they bring material economic benefit or employ/will employ a significant proportion of their workforce from an eligible area. In Derbyshire the fund has often worked with another similar organisation Derbyshire First Investments Limited, which offers support on similar terms up to £750,000.

SOUTH DERBYSHIRE DISTRICT COUNCIL'S NEW DISCRESSIONARY BUSINESS PROPERTY GRANT

To support smaller businesses, the Council has announced a support package for firms taking small units on its industrial estates. Assistance of up to £2,000 is available for firms with a viable business plan. Interested parties should contact Howard Essen on 01283 558701.



**South
Derbyshire**
District Council

**Making South Derbyshire
a better place to live, work
and visit**



**Mercia Marina: One year after its full launch
unveils exciting new investment plans**

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INVESTOR IN PEOPLE

South Derbyshire Investment Gazette

South Derbyshire is amongst the areas where there are encouraging glimmers of economic recovery. The Economic Development Team has received some exciting visits and niche enquiries since the summer. We have witnessed some notable new investment acquisitions and business launches this quarter. With the British Retail Consortium reporting consumer confidence at its highest level for more than a year, (a 10 point gain), this edition of the Gazette focuses on investments in the local economy's retail and leisure sector. Alongside the investment news and updates for potential partners, the Gazette outlines significant economic trends, and each edition carries a feature on grant support - in this edition we look at the Coalfield Enterprise Fund and South Derbyshire District Council's new property grant scheme.

WELCOME PROPERTY DEALS:

MAJOR SWADLINCOTE GOLF & LEISURE COMPLEX SWINGS FORWARD

South Derbyshire is delighted to welcome three major retail and leisure investments in the area. Work at Tetron Point, the major gateway site to the west of Swadlincote town centre, is now rapidly moving forward. This begins with the creation of an 18 hole golf course, capable of serving players of a range of abilities, a golf academy, clubhouse, driving range and 83 bed hotel. The first rounds should happen in a little over three years time once the heavily landscaped environment, including six lakes and extensive tree planting, is complete. Gresley Business Park & Tetron Point offer brand new office & warehouse space overlooking the golf course and make an attractive business opportunity.

SUPERMARKETS SWEEP INTO SOUTH DERBYSHIRE

Hot on the heels of news that The Co-operative Group have acquired Somerfield's Swadlincote store, work has started on Sainsbury's site in the town centre. This investment will see the store nearly double in size from 19,000 sqft to 32,300 sqft. New facilities will include a new customer restaurant and online goods service, relocated filling station, enhanced landscaping and improved pedestrian links with town centre. This investment comes on the back of news that Aldi Stores should shortly commence work on their new 1,000 sqm store at Hilton, having recently gained planning permission. The store is expected to be trading next..

South Derbyshire Changing for the better