



Central Docks. *Food Store Opportunity.*

BRING EVERYDAY CONVENIENCE TO
CENTRAL DOCKS, LIVERPOOL WATERS.

 2,350 New homes with 600 more on the way.

 2.5k people work within Liverpool Waters.

 800k visitors from cruise ships and IOM Terminal.

 1.4m annual visitors to Everton Stadium.





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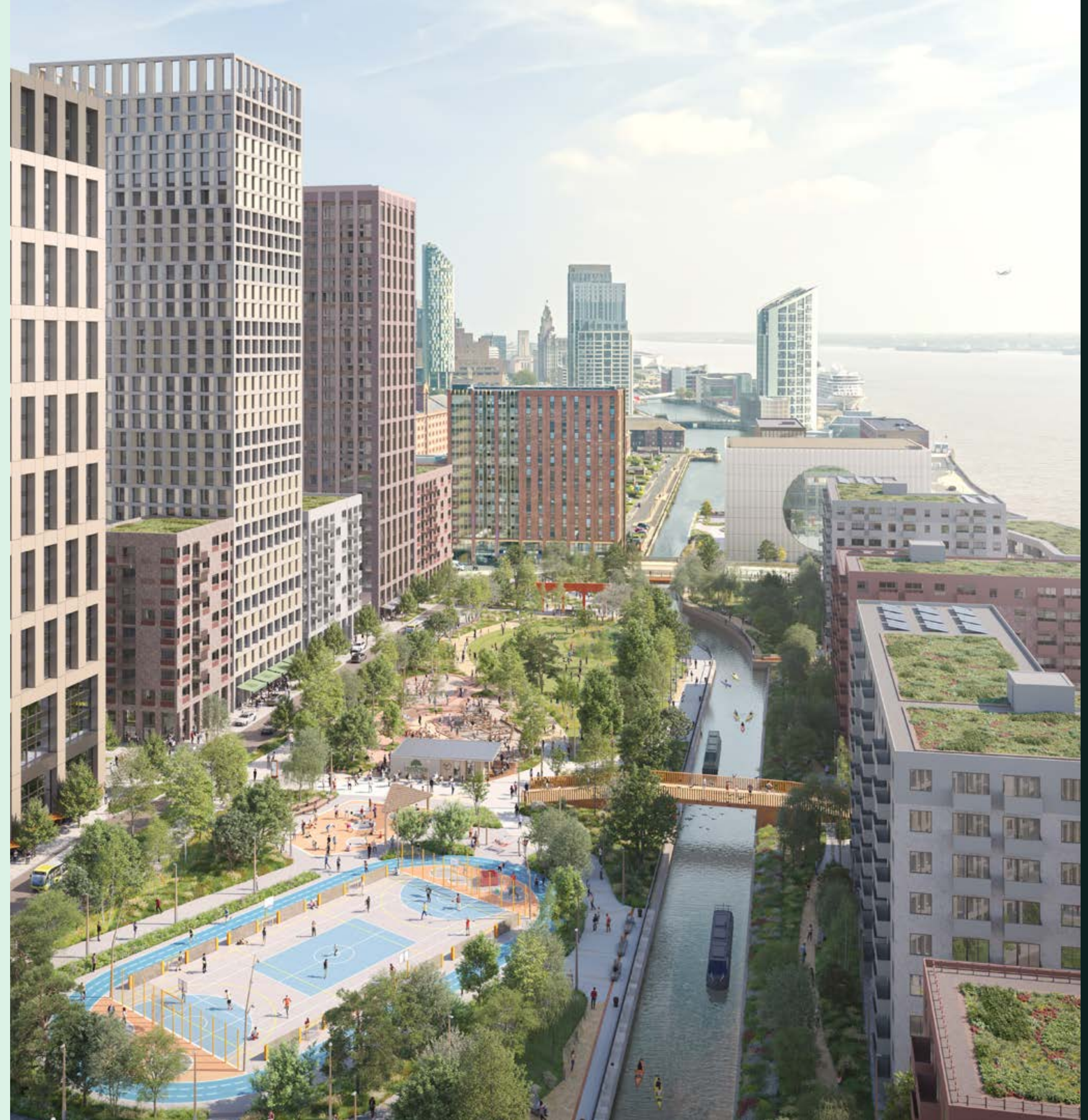
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PARTNERING WITH PEEL WATERS





2350

NEW HOMES
DELIVERED
AND 600 MORE
UNDERWAY



310sqm

FOOD STORE PLOT



2.5k

PEOPLE WORK
WITHIN
LIVERPOOL
WATERS



800k

TOURISTS FROM
LIVERPOOL
CRUISE TERMINAL
AND IOM

Executive Summary.

A fantastic opportunity has arisen at Central Docks, Liverpool Waters for a food store operator. With a footprint of 310sqm, the plot could have a maximum width of 15m and height of 22m.

Central Docks is now underway - a major new 26-acre neighbourhood just north of Princes Dock. This vibrant destination will bring 2,350 homes, alongside workspaces, leisure, and a 5-acre Central Park. With green public spaces and a mix of amenities, it's designed to welcome both residents and visitors into a new rhythm of city life.

Set within a dynamic waterfront neighbourhood, Central Docks is the residential and leisure core of Liverpool Waters - a place where people, purpose and potential

converge. With over **10% of the area dedicated to green space**, the neighbourhood offers a compelling blend of **urban energy and natural serenity**.

A food store represents a rare opportunity to join one of the UK's most ambitious waterfront transformations. This plot sits within the North Liverpool Mayoral Development Zone that will be focussed on accelerated delivery of residential and commercial units.





A thriving residential, commercial and tourist destination for a food store in the heart of Liverpool Waters.





Central Docks: A New Chapter in Retail.

This opportunity is set to deliver a much-needed food store to meet the demands of Liverpool's growing city centre population.

We're seeking a development partner to occupy this retail plot, positioned within Central Docks, the residential core of Liverpool Waters, this destination will become a **flagship retail unit** within the wider Liverpool Waters masterplan.

Strongest Grocery Markets

Liverpool's annual grocery spend exceeds **£1.5 billion**¹, placing it among the strongest grocery markets outside London for cities of comparable size.

In Short

Grocery spend: £1.5bn annually

Average weekly household grocery spend: £109.55 (online + in-store).

Visitors: 60m+ annually

Tourism value: £6.25bn

Retail spend potential: £1.6bn

City population: ~500k–600k

¹ The Grocer





*An unrivalled
green location.
A rare opportunity.*



PLOT SIZE

310sqm

Max width: 15m
Max height: 22m



10%

OF THE AREA
DEDICATED TO
GREEN SPACE



Liverpool Waters
Flythrough





Masterplan

Total Site

310sqm

Max Width

15m

Max Height

22m





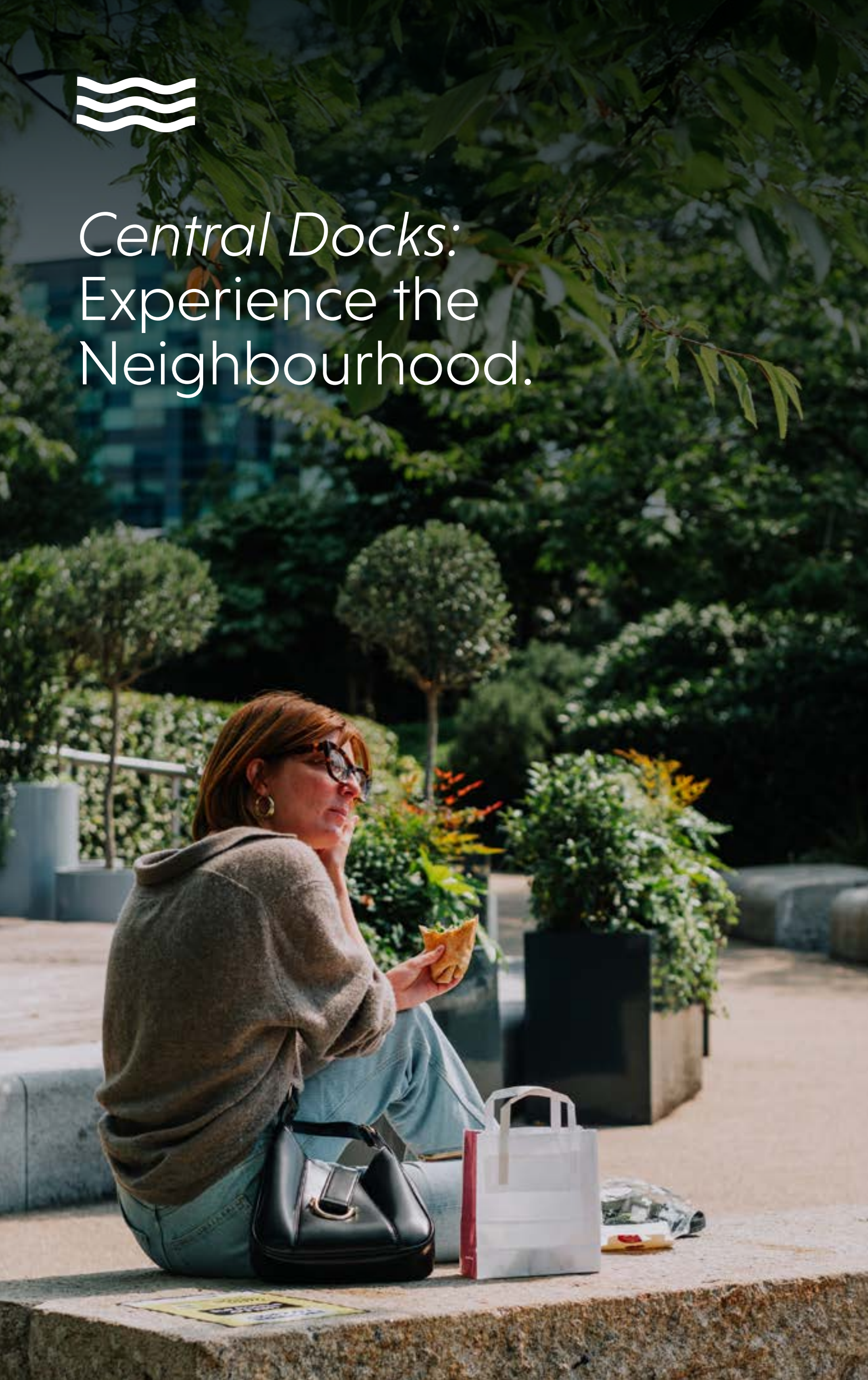
CENTRAL DOCKS

Discover one of the UK's most ambitious waterfront transformations.

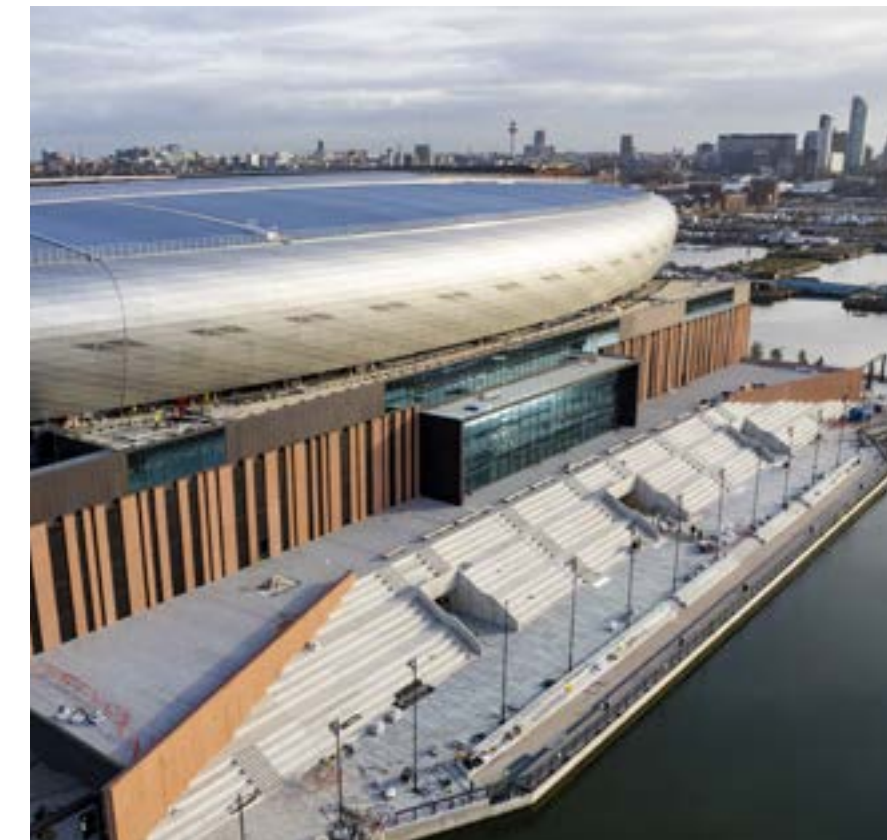




Central Docks: Experience the Neighbourhood.



Liverpool Cruise Terminal



Hill Dickinson Stadium



Liverpool ONE

Unrivalled Waterfront Views

Wake up to panoramic vistas across the River Mersey, Liverpool's iconic "Three Graces" and **Everton' new Hill Dickinson Stadium**. Central Docks at Liverpool Waters offers a front-row seat to the city's most celebrated skyline - a setting that elevates everyday living.

Cruise Tourism on the Doorstep

Located close to the Liverpool Cruise Terminal, which welcomes over **117 ships** and **200,000+ passengers** annually, with an economic impact of £15–20 million, the opportunity for retail-led investment is clear.

Gateway to the Isle of Man

The new £70 million Isle of Man Ferry Terminal brings **600,000 passengers** a year - an untapped market for short breaks, overnight stays, and waterfront experiences.

Steps from Liverpool ONE

One of the UK's leading open-air retail destinations, Liverpool ONE attracts over **22 million visitors annually**. With more than 170 stores, bars, and restaurants, a 14-screen cinema and cultural events, it's a magnet for lifestyle-driven residents.

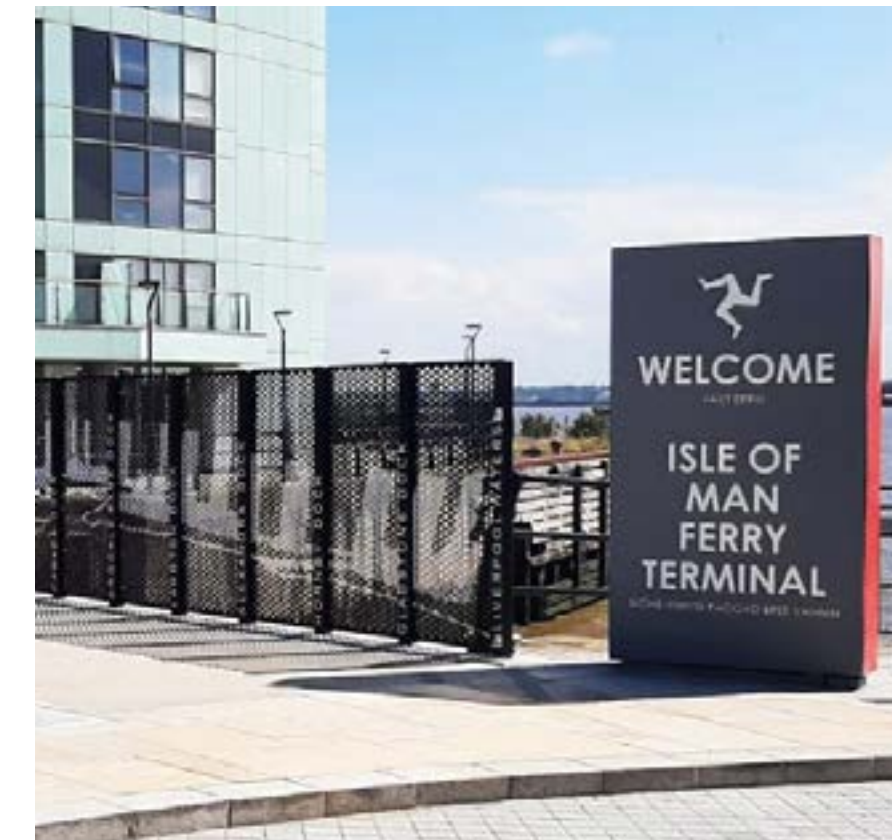
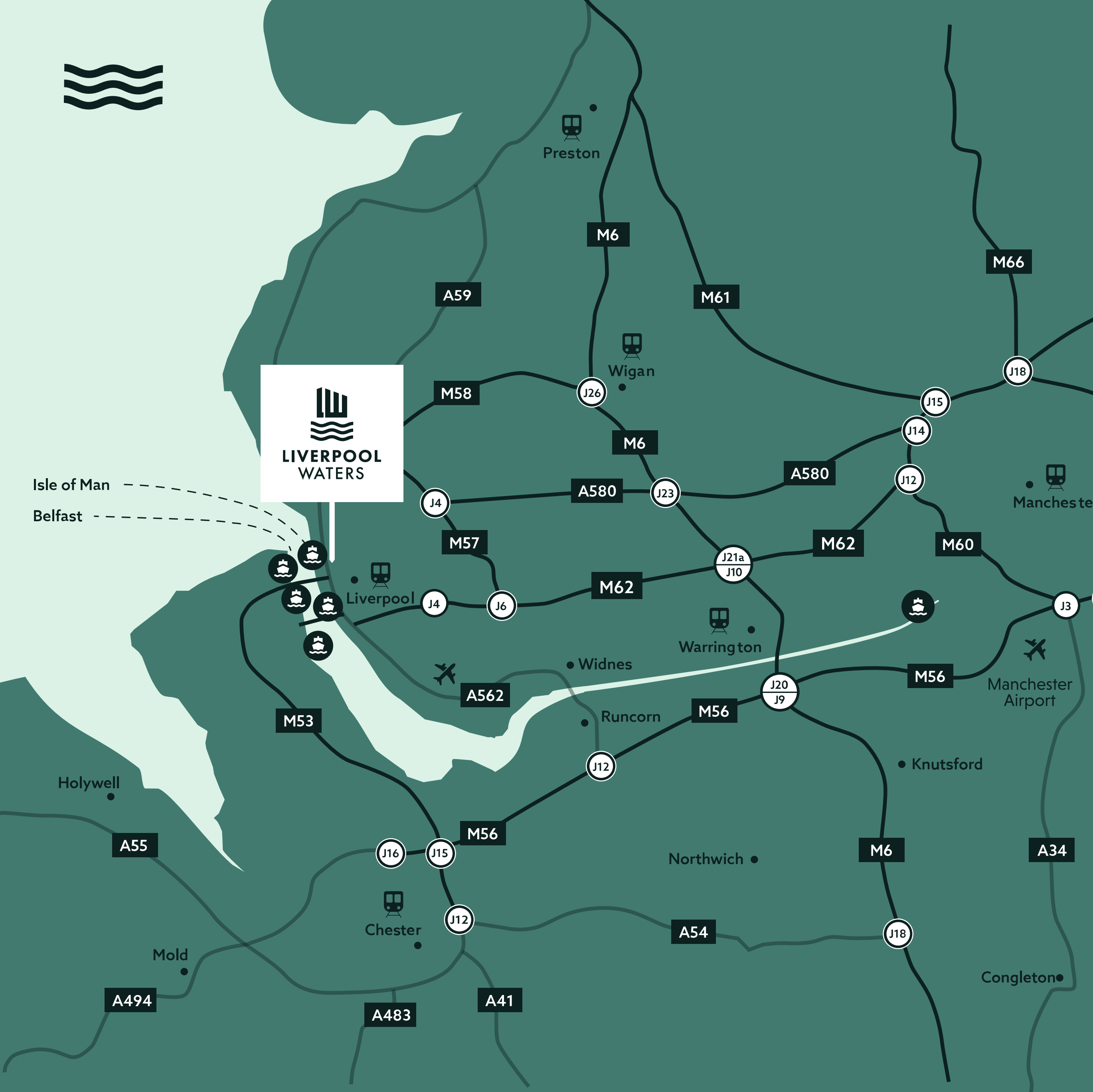
A City That Lives for Music & Events

From The Beatles to waterfront festivals, Liverpool's cultural heartbeat draws millions with the city's main arena regularly playing host to the world's biggest stars.

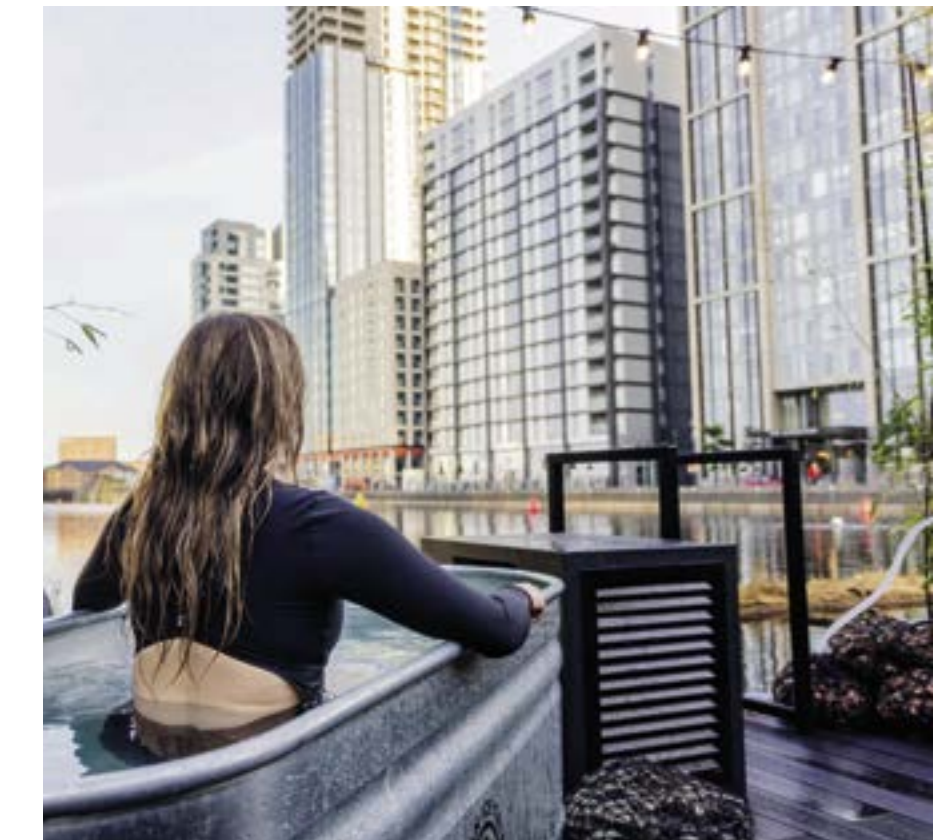
Walkable Urban Connectivity

Liverpool Waters is part of the city centre, just minutes from the Commercial District, and three-graces, Central Docks offers seamless access to shopping, dining, nightlife and cultural landmarks - all within easy reach.





Isle of Man Ferry Terminal



Wyld Sauna

Plugged into the Region

With direct rail links to London and Manchester, and two international airports within a 45-minute drive, Central Docks is perfectly placed for residents who need to commute or love to travel.

Next to a Premier League Powerhouse

A short walk from Everton's new Hill Dickinson **52,888-capacity stadium**, Central Docks benefits from year-round football driven by fans, events and international visitors as well as a roster of non-football events, attracting in some of the biggest music superstars.

Built on a Thriving Ecosystem

Supported by strong infrastructure, a growing visitor economy, and Liverpool's global reputation for music, sport and culture - Central Docks at Liverpool Waters is a neighbourhood where residents and investors will thrive.





 Liverpool Lime Street

Northern Docks
& Hill Dickinson Stadium


Central Docks


Food Store
Opportunity


 Moorfields Station


Clarence Docks

Princes Dock

 Liverpool ONE

 IOM Ferry Terminal

 Cruise Liner Terminal

 Liverpool Waters
Flythrough



Liverpool Waters: A Dynamic Network.

Our dynamic network of local and global businesses ensures you're always surrounded by good company.

2,350

Existing homes in Liverpool Waters with a further 600 being delivered in the next 3-5 years

2,500

People work within Liverpool Waters



And many more.



Liverpool: A City That Works.



500k

PEOPLE LIVE IN
LIVERPOOL CITY

Liverpool is a bold, youthful, and globally connected city; where culture, commerce, and creativity converge. It's a place that doesn't just attract visitors, it inspires them to stay, invest, return and make Liverpool their home.

A City on the Rise

More than **500,000 people live in Liverpool city**, rising to 1.61 million people within the Liverpool City Region (which includes Liverpool, Knowsley, Sefton, Wirral, St Helens, and Halton)

This growing regional population reflects Liverpool's role as a major urban centre in the North West, with strong connectivity, a diverse economy, and increasing demand for high-quality housing - particularly in regeneration zones like Central Docks, Liverpool Waters.

Work/Life Balance

As of 2025, approximately **223,400 people are employed** in Liverpool across a diverse range of sectors. This workforce reflects the city's dynamic economy.¹

Liverpool's employment base is supported by ongoing regeneration, infrastructure investment, and a growing reputation as a hub for innovation, making it a strong location for residential development targeting professionals, key workers, and young talent.

This growing urban population - combined with strong student numbers and employment growth - reinforces the demand for high-quality, well-located retail developments.

Student Living

As of 2025, Liverpool is home to approximately **70,000 university students** across its major institutions

This vibrant student population contributes significantly to the city's energy, economy, and rental demand - particularly in central neighbourhoods like Central Docks, where proximity to campuses, transport links, and cultural amenities makes retail schemes especially attractive

Liverpool is 3rd in the UK for students choosing to stay to work in their university city after graduating. **76.26%** retention rate (London 84.2% and Manchester 76.3%).

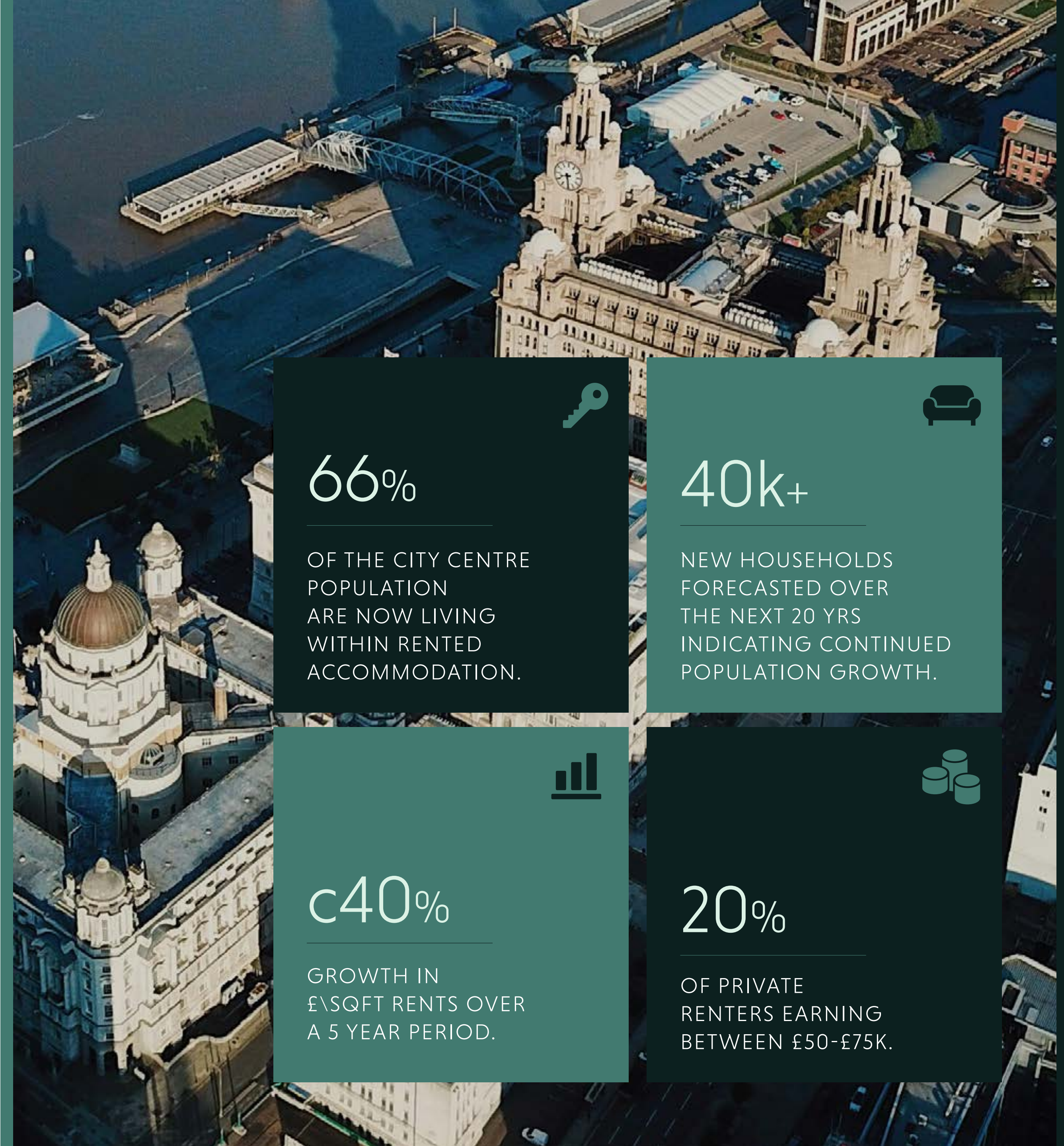


Liverpool Residential Market Insights 2025

The Liverpool city centre residential market has experienced significant growth and transformation in recent years. There has been a surge in demand for city living, particularly among young professionals driving the development of residential schemes in the city centre.

The market has been characterised by a rapidly growing tenant pool with 66% of the city centre population now living within rented accommodation with demand increasingly focused on high-quality, amenity-rich living spaces.

Rental growth continues to be healthy in the city with over a 5 year period c40% growth in £\sqft rents. Continued population growth (forecasts suggesting 40,000+ new households over next 20 yrs) along with 20% of private renters earning between £50-£75K continued rental growth is expected.



66%

OF THE CITY CENTRE POPULATION ARE NOW LIVING WITHIN RENTED ACCOMMODATION.



40k+

NEW HOUSEHOLDS FORECASTED OVER THE NEXT 20 YRS INDICATING CONTINUED POPULATION GROWTH.



c40%

GROWTH IN £\SQFT RENTS OVER A 5 YEAR PERIOD.



20%

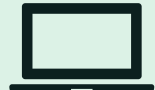
OF PRIVATE RENTERS EARNING BETWEEN £50-£75K.





Liverpool Waters: *Development Vision.*



 [Visit the Website](#)

Liverpool Waters is a **30-year, 150 acre regeneration project** transforming historic docklands into a thriving, mixed-use waterfront district. Stretching along Liverpool's iconic and internationally recognised waterfront, Liverpool Waters connects the city's commercial business district with the historic three graces and Everton's new stadium - making it one of the most sought-after locations in the UK.

For residential developers and investors, this means being part of a place that's not only moving forward - but built to last.

Five neighbourhoods planned, with over 2,000 homes already delivered and 600 more currently underway.

Office and hotel spaces already occupied, with active communities driving ongoing demand.

A dynamic business network - over 2,000 people work within Princes Dock.

The neighbouring Princes Dock is more than a location; it's a neighbourhood alive with new ideas and everyday moments. From the **UK's first public floating sauna** to the **first floating Padel courts in Great Britain** and the world's first floating club house, Princes Dock offers sweeping waterfront views and is a place that invites people to wander, stay, and belong.





£1.3bn

ESTIMATED CONTRIBUTION TO UK ECONOMY.

Northern Docks Overview.

Northern Docks, including the new £500m Everton FC Stadium at Bramley Moore Dock, will be a truly unique neighbourhood.

As the most northern part of Liverpool Waters, the stadium marks the end of the site with a truly world class facility.

The largest single-site private sector development in the UK will contribute an estimated **£1.3bn** to the UK economy, create more than **15,000 jobs** and attract **1.4m** visitors to the Liverpool City Region, annually.

Over **£250m** has been spent through the local supply chain, creating opportunities for local businesses, alongside **£32m** worth of income for local families working on the new stadium.

Hill Dickinson Stadium has already played a key part in Liverpool City Region's economic recovery from the pandemic, not only by acting as the catalyst for more than **£650m** worth of accelerated regeneration within Liverpool Waters and the Ten Streets developments, but also by helping drive the city centre further north.



1.4m

ESTIMATED VISITORS.



15k

ESTIMATED JOBS CREATED.



£250m

SPENT THROUGH THE LOCAL SUPPLY CHAIN





Part of Something Greater: Sustainability at the Core of Liverpool Waters.

At Liverpool Waters, sustainability is woven into every decision, every street, park, and place. With blue and green infrastructure at its heart, Liverpool Waters matches bold growth with environmental and social responsibility, supporting Liverpool's journey to net-zero and creating healthier, more connected communities along the way.

Our ambitions envision thoughtfully developed homes, public parks, commercial spaces, and walking routes spanning 150 acres, with climate action, wellbeing, and inclusive growth in mind, **aligning with the UN Sustainable Development Goals** and the national climate agenda.

A Climate-Ready Destination

Net Zero by 2040

Energy-efficient design and smart building technologies help reduce consumption and align with future climate goals - supporting long-term value for investors, developers and residents.

Low-Carbon Heating

The **District Heat Network** located within Liverpool Waters delivers reliable, low-carbon energy. It's future-proofed infrastructure that helps developers cut costs and meet sustainability targets.

Greener, Healthier Living

Blue & Green Infrastructure

A two acre park brings nature to the water's edge - boosting biodiversity, improving air quality, and offering guests a peaceful escape in the flow of city life.

Walkable & Cyclable

Interconnected walking and cycling routes encourage low-impact lifestyles and reduce car dependency - ideal for eco-conscious travellers.

Liverpool was ranked as the 12th most walkable city in the world [Insider Monkey].

Empowering Local Talent

The City of Liverpool College Construction Hub at Liverpool Waters is equipping local people with skills and access to apprenticeships - building a workforce that reflects the community it serves.



A Vision for Inclusive Growth

Spanning 150 acres, Liverpool Waters is designed to integrate homes, public parks, commercial spaces, and leisure destinations. This project supports many of the UN Sustainable Development Goals, the national climate agenda, and a future where development plays a meaningful role in shaping inclusive, sustainable cities.





Partnering with Peel Waters.

Backed by a legacy of transformation, our team brings passion and precision to every plot.

Partner with Experience. Build with Vision.

With over 50 years of waterside regeneration expertise, including landmark destinations like MediaCityUK in Manchester and Liverpool Waters, Peel Waters brings unmatched credibility, vision, and delivery capability to every project.

Why Partner with Peel Waters?

Proven Track Record

From concept to completion, Peel Waters delivers. Our developments are known for their long-term success, operational excellence, and placemaking impact. Peel Waters have been the developer behind several multi-award-winning residential developments across the country, including Millers Quay at Wirral Waters developed on behalf of PIC, Cavalier Court at Chatham Waters developed on behalf of Legal and General Affordable Homes and Plaza 1821 at Liverpool Waters on behalf of The Regenda Group.

Sustainability at the Core

Every project is aligned with ESG principles, integrating climate-conscious design, low-carbon infrastructure, and community wellbeing - ensuring your development meets the expectations of tomorrow's residents.

Long-Term Value Creation

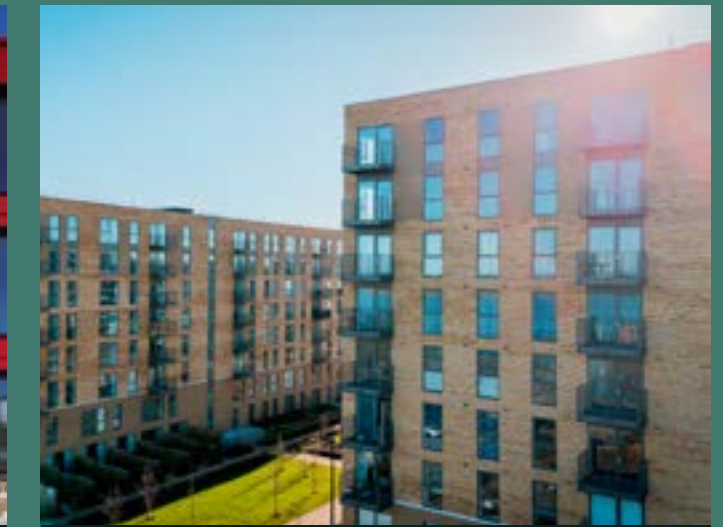
We don't just build places - we grow them. Peel Waters developments are designed for enduring value, with ongoing investment in neighbourhood vibrancy, infrastructure, and connectivity.



Millers Quay, Wirral Waters



Red Bridge Quay Phase 1, Wirral Waters



Cavalier Court, Chatham Waters



The Kell, Chatham Waters



Plaza 1821, Liverpool Waters



Trafford Waters



No.1, MediaCity



Glasgow Waters

In Collaboration With:

- Liverpool Waters - Moda, Starlight, Redwing & XI Developments
- Millers Quay - John Graham Construction Ltd
- Red Bridge Quay - Urban Splash (Modular)
- Cavalier Court, Chatham Waters - O'Halloran and O'Brien
- The Kell - Russells WBHO Construction and Long Harbour
- Plaza 1821 - Vermont Construction and The Regenda Group
- No.1, MediaCity - Lend Lease

At Central Docks, Liverpool Waters you're not just investing in a plot - you're joining forces with a partner who understands what makes a place thrive. Together, we'll create a residential destination that's as commercially successful as it is culturally significant.

Discover our wider UK portfolio or follow the journey on:





Contact.

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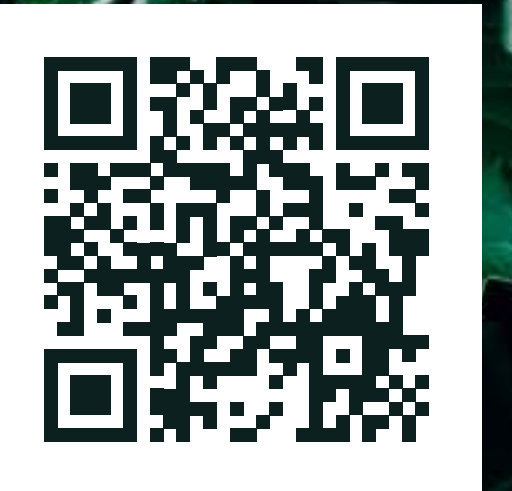
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