

# MIXED USE RETAIL: WHAT HAPPENS NEXT?

Developers have increasingly focused on mixed use retail developments for their new real estate projects and the redevelopment of urban schemes. Yet with consumer behaviour and desires constantly changing and uncertainty over exactly what people will be seeking from work, leisure and shopping post-pandemic, this White Paper asks just what the next generation of mixed use retail will look like.



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Leisure, food & beverage, office space, co-working, residential, healthcare, wellbeing and logistics are all transforming the face of mixed use retail destinations and lifestyle centres, with the latest mixed use schemes aiming to fulfil a wide range of visitor needs and meet lifestyle requirements that, especially over the past 12 months, have focused on local neighbourhoods.

Successful development in the retail sector has always been about helping customers stay ahead of the trends but the latest mixed use retail development projects are now evolving at pace, with different uses helping offset some of the risks around the longer term trends in retail space, while combining the right mixed use elements can create a halo effect, improving revenue right across a scheme.

Two of the most significant game-changers of recent years have arguably been the evolution of food and beverage (F&B) outlets, a defining factor in driving footfall in a world where many conventional transactions have shifted online, and the rise in all forms of leisure and entertainment.

Right across Europe, the US and indeed the world, F&B has become one of the most significant factors driving new schemes, and shaping the way refurbishments are executed. And if F&B was the early-mover in shopping

centre transformation, leisure has arguably become the latest big thing, with multi-generational attractions.

Technology can also play a part in creating stand-out retail destinations, while mixed use developments are popular with retailers because they encourage dwell and bring people into an urban development for a variety of reasons.

The emergence of blended-living solutions, including mixed use residential and retail development, right across the real estate industry is also ensuring that the idea of combining work, living and leisure time in one location becomes the new norm. Co-working, the other huge commercial property trend, has also found its way into the world of retail. The search for other complementary elements has also renewed faith in hotel anchors for mixed used schemes, with this asset class independently proving risk averse in times of economic uncertainty.

In addition, there is growing evidence of the growth of medical centres, dentists and other health specialists as shopping centre tenants, reinforcing the daily-use trend. Diversification for commercial mixed use facilities and retail shopping centers also makes a lot of commercial sense in uncertain economic times.

# DESIGN: MIXED USE RETAIL



Malls were once likened to commercial spaceships, which dropped into their location and traded in splendid isolation from their surroundings. Aside from the entry points, they were typically closed off to their outside environment and interacted little with the streets around them.

Those days have passed and most new schemes are more open, with clear links and passages into the centres from the existing infrastructure, typically with new public realm to enhance the immediate vicinity. Redevelopments and asset management are also often focused now on opening up previously closed sites to encourage interaction and give centres more of a sense of place.

Davide Padoa, CEO, Design International, believes that mixing uses adds to this and points out: “It is also better for the environment because mixing uses keeps people in one place, rather than them moving between locations.”

He adds: “It’s an opportunity to rediscover a city within a city, as the architecture can be altered to open the centres out to their location, building out at scale with terraces for food & beverage for example and creating more public areas. There is also an opportunity to bring in more nature and green corridors. This can even be achieved in areas like the car parks, which can be redeveloped with more nature to make them softer and nicer environments.”

At the heart of much new design and reconfiguration is a desire to make the centres more of their local place and

bringing in new, complementary uses, which not only aids the commercial viability of some sites but also makes them more useful for local residents and workers.

“Being able to create things on a greater scale really does bring community benefits and I remain confident that people will come back to the same destinations, because of the desire to socialise,” Adrian Griffiths, group board director, Chapman Taylor. “What the pandemic has taught us is that people enjoy the convenience of facilities on their doorstep and expect more. That means developers need to be more agile but it also creates great opportunities for new players to take space.”

“Older shopping centres were designed to be gated communities, separated from their environment. But there are all sorts of things we can look at, like removing the roof and breaking out of the enclosed spaces to integrate with their surroundings. It’s not going to be easy and investors need to make big decisions,” he says. “Of course, we also have to accept that some schemes are not suitable for conversion and may need to be partially or completely knocked down. That’s nothing new, we have worked on schemes from the 1960s and 1970s which are not suitable to modern needs and have been brought down. In the replacement schemes retail will remain hugely important, even if there is not as much of it as there was in the past.”



CASE STUDY  
**Westfield Mall of the Netherlands**

In March, the 117,000 sqm Westfield Mall of the Netherlands officially opened its doors, with an offer combining shopping, dining, leisure and entertainment in the heart of the Randstad, Leidschendam. URW calls it “completely different from other shopping centres in the Netherlands, partly due to the arrival of various flagship stores, the high-quality architecture, distinctive catering establishments, special events and a wide range of leisure options.”

The Gallery is a new concept for the Netherlands, where visitors can find a mix of designer and lifestyle brands such as Ace & Tate, Skins Cosmetics, Smaak Amsterdam and Miccy's Jewelz. A new Eat Theater features a mix of local and well-known eateries.

# MIX OF USES: GETTING THE RIGHT CO-LOCATIONS



Mixing of uses is not exclusive to malls and project sites, but can also be executed in urban street locations, points out Michael Jammen, owner of Boston-based UrbanMeritage.

“We started accumulating properties for the Avantage Newbury portfolio in 2014,” he says. “We had previously assembled The Newbury Line portfolio from 2006-2011 and sold it to Jamestown. We believe in the right retailer for the right space. We look for retailers who are likely to make their Newbury Street location the sole location in the market. Most of the time the next closest store is in New York City. We use our experience in the market to acquire and/or develop properties for the demand that we see. We only target properties on certain blocks of the street and we focus on opportunities with street level retail space, larger than use frontage or window lines, or retail co-tenancies that include retailers that the other retailers in the market like to be in close proximity to. Our retailers include Allbirds, Rothy’s, Suitsupply, Patagonia, Alice+Olivia, Candid, and Lively.”

To maintain and curate this offer, UrbanMeritage talks to its retailers and continuously asks them who they would like as co-tenants and “sometimes just as important, who they don’t want as co-tenants” says Jammen. “We look for brands with a strong e-commerce presence and a strong social media presence. Consumer loyalty and the ability of the retailer to generate excitement about their products are extremely important. We also value retailers who are constantly changing their window displays to showcase their products.”

However, he concedes that as the company only controls a small part of the eight-block street, it sometimes has issues with other landlords signing retailers that don’t add value to the overall merchandising of the street or the character

of the street. “Smoke shops are one problem, hair salons in retail spaces can be another,” he says. “Our targeted retailers usually don’t want these types of co-tenancy.”

In France, Redevco and VINCI Immobilier unveiled plans for the mixed use project The 31 in the historic centre of Lille at MAPIC. The stores and food and leisure outlets were ready to open in March, although this was delayed by Covid restrictions, and the hotel and offices will follow. At 25,000 sqm, this mixed project includes 2,400 sqm of retail, 1,700 sqm of food and beverage outlets, 5,200 sqm of leisure activities, 8,000 sqm of office and co-working space, a 120-room OKKO hotel and 600 parking spaces.

“In a changing society the new 31 has been designed to be a gathering place in the heart of the city thanks to its reinvented commercial offering,” managing director of Redevco France, Thierry Cahierre, says.

Meanwhile, Apsys CEO Fabrice Bansay says that the specialist French urban development company “loves the city” and continues to focus on city-centre schemes under its Making Cities Vibe initiative. The developer has completed a number of flagship urban schemes and its ambitious Bordeaux project, Bordeaux Saint-Jean, is expected to begin construction in mid-2021, with completion in late 2023. The 70,000 sqm project includes 45,000 sqm of retail and 25,000 sqm of residential, office and hotel space.

Bansay says that he expects the project, which integrates with the city streets, to become “a reference for French city-centre schemes” upon completion and says that it will “reshape the way people live in the city, because you will be able to work, live, shop and be entertained in the same area”.

# INVESTMENT: THE ARGUMENT FOR MULTI-USE RETAIL



The argument against multi-use was, traditionally, complexity. A simple, retail-only scheme, or offices-only building, was clear, simple and easy to transact. But the world has moved on and complexity should be seen as a positive.

Adrian Griffiths, group board director, at architect Chapman Taylor, recalls: “If we step back, mixed use was not popular with investors because of the more complex nature of having different lease structures and the related possible issues of selling such properties. But investor attitudes have changed. The opportunity to build higher and land values have encouraged developments mixing two or three uses.”

“Initially, investment funds preferred to keep the uses separate with the ease of their exit from the investment in mind,” adds Davide Padoa, CEO, Design International.

Of course, some investors have been convinced from the outset, such as UK investor Grosvenor in terms of its Scandinavian portfolio.

“It’s very clear for us, our strategy is based on a multi-use city structure and our assets in Sweden have traditionally been at the heart of cities, already as centres that include services

from leisure and gyms to hotels, education and community services,” says Carl Strufve, director Nordics, Grosvenor Europe. “Retail tended to be at the core of this – so the only difference now is that other uses may become the core function and new uses may be included as society evolves.”

He believes that the pandemic, while it may not change behaviour as such, has reminded people of what is available closer to home.

“Although the lockdown has not, to date, been as harsh in Sweden as in many other places, nonetheless people have tended to stay closer to home. To some extent people have been compelled to live in ‘15-minute cities’ and have revisited what is on their doorstep and this has helped communities reconnect with their local amenities,” says Strufve. “Personally, I think that this will remain a trend even after the pandemic and we can see in cities such as Stockholm that they are evolving as walkable cities, with each area mixing uses, not just an office district for example.”



## CASE STUDY Oasiz Madrid

Oasiz Madrid is the first project in Spain for French developer Compagnie de Phalsbourg and will include 90,000 sqm net floor area at Torrejon de Ardoz, located east of Madrid, along the E90 Madrid-Barcelona motorway, in the immediate vicinity of Madrid-Barajas airport. The catchment area, which includes the eastern part of the community of Madrid, is estimated at three million inhabitants and the complex is set to open soon.

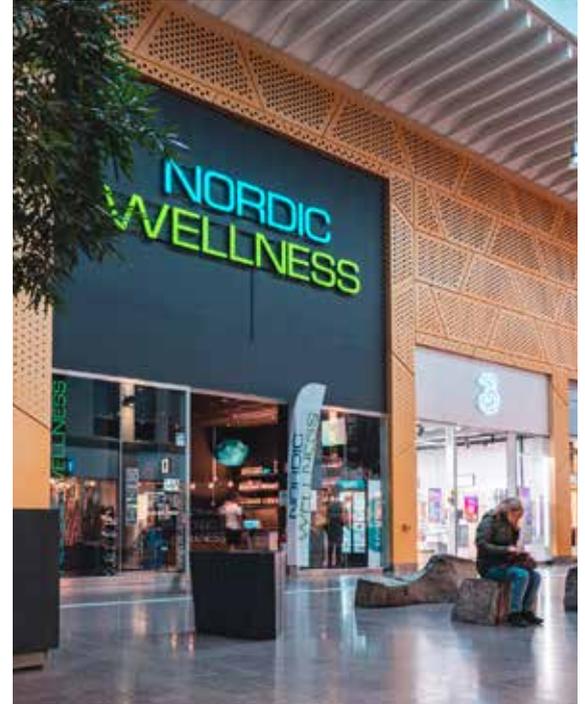
Oasiz Madrid will include around 60 stores, a dining centre of 12,500 sqm, a lake and a 4,000-space car park. Compagnie de Phalsbourg has pledged in particular to introduce planting and nature as a central part of the project.

“The future is outside,” says Philippe Journo, CEO, Compagnie de Phalsbourg. “For the next ten years we will see as a souvenir of the pandemic that people will feel more comfortable in outdoor environments. It’s why we have built big terraces and we have the lake and an outside promenade that acts as a modern day high street.”

Journo also believes that the natural environment will play a more important part too, describing his company as the “largest private buyer of trees in Europe”, as he says that green surroundings are an important part of creating the type of environments visitors are looking for.

“The first thing people are seeking is safety, the second is a sense of well-being,” he says. “The important thing is to combine this with a mixture of retail, leisure, F&B, co-working and entertainment, with the best offers available.”

# DEVELOPMENT: INVESTING IN CHANGE AND FLEXIBILITY



While mixed use has been a well-established strategy for investors and developers for a considerable time, the definition is widening, with more uses being introduced and a more blended approach gaining favour as people's lifestyles also become less demarcated.

The huge shift to work at home during the pandemic can only intensify this trend and Carl Strufve, director Nordics, Grosvenor Europe, reflects: "This has also opened up opportunities, because as previous hot spots are not so busy, other locations will become more popular and have higher footfall. This is a big opportunity for new local players to progress and to expand and to look at chances to expand in other locations."

However, he acknowledges that flexing real estate is not always easy, because making changes to bricks and mortar locations is inevitably costly.

"Of course reconfiguring real estate involves capital expenditure and buildings cannot evolve as quickly as consumer behaviour. So we have to ensure that anything we develop or redevelop has the key elements, such as good natural daylight, that are applicable whether it is retail, offices or leisure, to make it suitable for conversion in the future," he says. "While I foresee people mixing where they work, this is a real opportunity for local neighbourhoods to improve and retailers and operators to open in these more vibrant locations. Of course our major cities have really suffered, but combining a return to the office and more use of local facilities could actually be a win-win."

There are several different structural trends that continue to reshape mixed use strategy for commercial real estate on a global scale, with applications dependent upon local requirements and the selected mix of functions available. These range from demographics, economic structure, local identity, balancing convenience and experience, retail preferences, and the recovery phase of a post-Covid-19 era, according to Patrick Van Dooyeweert, chief investment and development officer, Multi.

"A primary factor that is reshaping mixed use across Europe are the changing demographics led by aging populations, increasing gender equality, and decreasing average household size," says Van Dooyeweert. "Population growth rates have also varied, with large metropolitan areas identified as major growth hubs prior to the Covid-19 pandemic. These factors are evolving differently across geographies, and as a result, significantly shaping the demand for different real estate assets. The role of aging societies has led to a sharp rise in demand for senior living, medical facilities, and healthcare related functions. Residential real estate has been shaped by both population growth and demand for smaller units that suit different market segments and stages of life, such as the noted rise of co-living and desire for amenities along with living spaces.

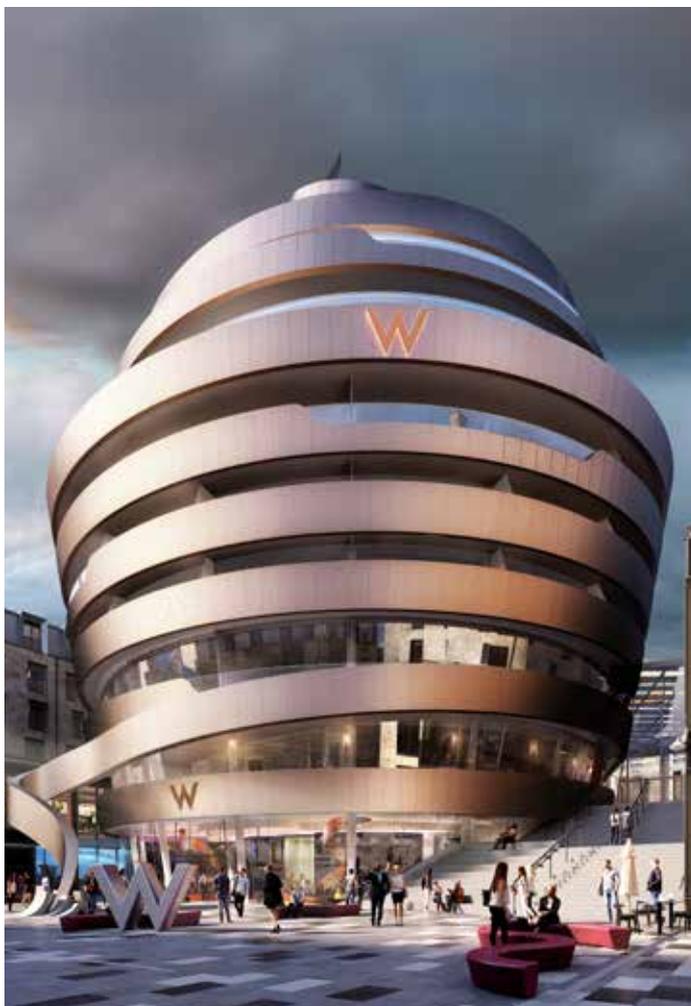
Knowledge-focused economies and highly skilled professionals are a second key factor reshaping mixed use real estate. Sectors such as technology, communications, and business services require both high quality real estate and supportive physical and digital infrastructure, in order

to attract and retain workers. Firms and professionals in these sectors are more likely to have more flexible working conditions, resulting in a larger share of labour working from locations outside of their main office. For mixed use, this means that co-working spaces have become a standard element for regional and city scale catchment areas.

“Stores and services should be co-located within walkable areas, have cycling-friendly infrastructure, and rapid public transportation such as metro or train stations,” says Van Dooyeweert. “Also reshaping mixed use are local identity, and the split in retail market segments between experiential and convenience-oriented shopping centres. These factors can be used together to ensure that real estate transformation is scaled to match needs and preferences, and better balance the mix of local and chain businesses that shape the mixed use asset.”

Matthijs Storm, CEO of Wereldhave, adds that the most successful mixed use schemes will be those that are a result of long term planning, not opportunism, concerned that for some developers the creation of mixed use has simply been the result of replacing a vacant retail unit with, for example, a gym or fitness centre. This may meet an immediate need but it is not the best way forward, he contends.

“For some developers I feel mixed use ‘happened to them’, rather than being part of a five- or ten-year plan,” he says. “For me this risks losing the strengths of the retail centre because you are not considering the whole scheme. To do this also requires bringing in new skills, such as urban planners, to create a new vision.”



He also feels that the general trend towards larger centres has been impacted by the pandemic. Although the trend towards convenience and proximity was already evident before Covid, he believes that increased use of local neighborhoods over the past 12 months is also changing the dynamic of how uses are blended, including the greater role of healthcare, for example.

“If you travelled before the pandemic you could see plenty of examples of these trends, especially more healthcare in the US,” he says. “Certainly we can see this has only been accelerated and as more people stay local, their need for community services can only increase. So we have to decide what this means. Will someone come to our local centres for a high priced shirt? Well maybe that’s still more likely as a trip to a major city centre. But we do expect more local retailers and we expect to see more traditional retail offers return.”

Storm gives the creation of what the Dutch call ‘fresh streets’ as an example of this, with butchers, greengrocers and bakeries being encouraged back to zones within centres in a modern-day take on the traditional high street. He adds that Wereldhave is in discussions with book store retailers to return to some of its malls. “They may not come back with their old offer, but bring something new, but they are interested in returning,” he says. “Some specialist travel agents are also thinking about taking new space. In some ways, it’s back to the future.”

#### CASE STUDY St James Quarter, Edinburgh

Designed by Allan Murray Architects and BDP, the St James Quarter, developed by Nuveen Real Estate, comprises over 80,000 sqm of retail space - encompassing 85 new stores, the UK’s second W hotel, up to 152 New Eidyne homes, an aparthotel and Edinburgh’s first Everyman cinema. The development will also include 30 restaurants - anchored by a 1,500 sqm Bonnie & Wild food hall. Fashion retailers, including Zara, Mango, Pull & Bear, H&M, Kurt Geiger, Tommy Hilfiger, Calvin Klein, Dune, & Other Stories, Bershka and Stradivarius.

The retail and leisure element will be the first phase of the development and will open in summer 2021, with full completion to follow in 2022 when W Edinburgh and the residential elements open. The development will also include nine event spaces that will host an array of fashion and music events in naturally ventilated spaces.

“This is a significant moment in Edinburgh’s history, and we can’t wait to share what lies behind the quarter with the people of Edinburgh and beyond,” says Edinburgh St James development director Martin Perry. “A new normal demands a new kind of destination - a development that can respond to an ever-changing situation we are living with, one that serves the needs of its community as well as visitors to the city.”

# INNOVATION: OPTIMISING LOCATIONS THROUGH TECHNOLOGY



“Digital technology is not only about the building being smart, tracking and reducing its energy usage, monitoring indoor air quality and adjusting its ventilation systems to improve occupants’ experience,” says Michel Zalac, head of business development, Chainels. “Technology is also about improving property management’s ability to appeal to its client base, tenants. When tenants cannot easily report problems within the building and do not know if or when they are being resolved, they will not stay,” he adds.

Technology, he believes, should focus on specific elements of helping a mixed use project create savings and efficiencies from a daily property management perspective. This means not only connecting one asset/building but connecting multiple assets in a portfolio with each other and a larger group of stakeholders. These entities may be the city or municipality, property owners, service providers and tenants, both residential and commercial.

A tenant app, Chainels facilitates interaction between the property’s different types of users. For example, residents can easily see upcoming events in the retail venue as well as upcoming discounts yielding into higher spending from local residents, easing operational challenges of managing

a mixed use estate. Also Chainels makes it possible to aggregate data per asset class or portfolio level, and share these insights with necessary stakeholders. This is a common thread between IoT and one place to connect (through REST API integrations) all relevant tenant-facing information.

“In the same way as other parts of innovation, Coronavirus has gone about as a catalyst for a sense of belonging. Individuals, like never before, want to discover a feeling of having a belonging,” says Zalac. “From a tech perspective, in this universe of SaaS discontinuity, customers are overpowered by decision, and look to influencers to pick devices; then the quantity of correspondence and sharing channels has likewise expanded to reach the local end-consumer with local ‘needs’, boosting local connectivity. Local Dutch examples include Zupr, Lokaal Ideaal, Locanian and Local Heroes.

“Deepening the landlord-retailer synergy through making optimal use of collaboration through continuous communication and sharing of data - for example, footfall and loyalty - collecting this data and sharing the right information to those entitled is key in creating a more sustainable long

term relationship,” says Zalac. “Recently we came up with a solution to help our customers monetise the listing of vacant spaces, services and objects within their community. Users of Chainels’ tenant app are now able to book them for short or long periods of time, through Booking, which allows tenants to reserve available spaces within a community, from pop-up spaces to meeting rooms and loading bays.”

Indeed, technology may well be at the heart of creating environments that feel safe and secure for visitors.

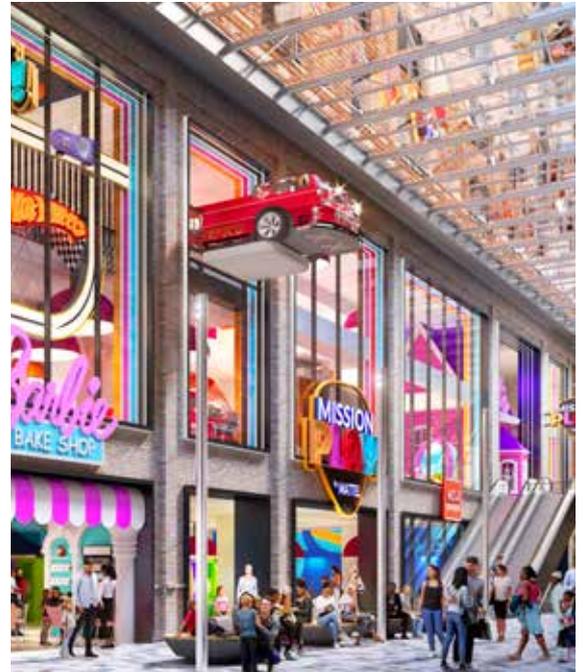
“Digital signage is a critical component of the evolving retail ecosystem. In 2021 and beyond, we’re seeing the increased adoption of sensor data into the storefront marketing strategy,” says Loick Le Moigne, business development officer, Scala. “Retailers and marketers can tailor engagement, updating the message on the screen depending on the shopper’s proximity to the product or display. Further away, it will yield a more generic message aimed at a general audience. As the shopper approaches, the system gains more knowledge of key characteristics and displays a very targeted campaign.”

He believes there is a lot that can be done to help shoppers as they venture back to high streets and shopping centres, in particular to reduce contact while people remain cautious post-pandemic.

He says that using a system such as Scala could enable a shopper, who has booked a session in a fitting room online, to check into the shop using a QR code when they arrive. The action of checking in would notify store staff who could ensure that the fitting room is ready with selected (and potentially complementary additional items) laid out, ready to be tried on.

“To minimise contact with store staff, the shopper could be told via app or welcome screen which fitting room they have been allocated,” adds Le Moigne. “Once in the fitting room, the shopper can use screens in the room to find out more about the products they have picked. Shoppers could find additional items, request new sizes or products, and perhaps even select their own ‘try-on music’ playlist. When their session is done, they could purchase within the fitting room using contactless payment or select the items on screen and have them delivered to their home.”

# LEISURE: EXPANDING THE ATTRACTION



Gravity – the specialist leisure operator best known for its trampoline parks – is opening up a major new leisure attraction in an area previously occupied by the old Debenhams department store anchor at Southside Shopping Centre, South West London.

Landlord Landsec has been working with Gravity at various locations around the UK but this is a new opportunity on a larger scale and introducing new leisure. Opening this summer, the circa 8,000 sqm unit over four floors will include a Japanese E-karting area with a dedicated street bar and noodle kitchen, a New York-themed restaurant, 14 full-length bowling lanes coupled with the latest SPARK technology, urban street golf, e-sports, digital darts, sports bar, pool, live music and corporate spaces and a high-end cocktail bar.

“It adds a lot more leisure to the scheme and also reflects the differences in the Wandsworth area, where a lot more residential is being built on the site of the old brewery,” says David Heaford, managing director of development, Landsec. “The question is about developing the centre over the next decade and working out what new uses are needed to evolve the location. When it was built the mall was quite inward looking, so certainly looking at ways to open up the space and letting it integrate more with the local community is likely to be part of the longer-term vision.”

Leisure can also act as the main catalyst for generation or regeneration. One such example is being developed in Lyon, France by Vinci Immobilier, with Altiplano Consulting for owner SCI Too Fun Park. The biggest leisure centre in France and the first leisure concept inside a stadium area in Europe, it includes the biggest indoor wave indoor in Europe and the largest bowling attraction in Lyon.

It has been made commercially possible because of the inclusion of sport, leisure, culture and F&B, with those different operators offering cumulative rental earnings.



“Sports is popular for all ages and groups,” says Fabrice Deygas, associate at Altiplano Group. “Leisure and sport target a lot of people in the same time, so a trampoline park can attract more than 1,000 visitors per day, bowling can see more than 2,000 people on a Saturday, so we envisage more than 200 000 clients per year.”

He believes that leisure and sport can help retailers to offer new and changing experiences, which can be updated, while exclusive leisure experiences are more powerful at attracting visitors rather than retail-only destinations.

“For sports and leisure activities, people can come several times per week or month, which is much more than for retail,” he says. “If you group together leisure, food, culture, shopping and services, you offer everything that suits their lifestyle.”

While much of Europe and the US is still under the latest lockdowns or restrictions, in Australia people have largely been able to continue their lives over the past months and, speaking at MAPIC & LeisurUp Digital, Boris Bielert, chief commercial officer, Zero Latency, added of Australian entertainment: “What is fantastic to see is the hunger of people to go out again and have these social experiences with each other.”

At the heart of recovery, the element that connects all good immersive schemes is the “notion of storytelling” says Fri Forjindam, chief development officer, Mycotoo. “So when you look at immersive as one way of entertainment, one angle of entertainment, that is still ultimately about marketing and getting people to your location. To me now it is more integral than ever, it’s more necessary than ever, to be able to redefine your space, tell an authentic story and then use entertainment not just as a seasonal attraction but as an anchor marketing tool to get people there, year-round.”

However, the most frequently asked question by property professionals remains about what model to adopt to make leisure integration within property developments profitable and sustainable. Paul Barham, founder and director of competitive socialising concept Flight Club Dart, says of

this: “We appreciate landlords who are up to speed and understand the situation. The more landlords we can push into a turnover rent rather than a flat rent, the better. More landlords can see the value of keeping us.”

Earlier this year Potsdamer Platz announced that Mission: Play, Mattel’s first European entertainment experience, will open in Spring 2022, as part of Brookfield Properties’ relaunch of the estate. The 4,000 sqm centre will include themed zones for Barbie, Hot Wheels and Mega Bloks. The site will be developed by iP2Development and operated by Planet Leisure Germany.

The Mattel-branded family entertainment centre reflects Brookfield’s vision in re-launching Potsdamer Platz as Berlin’s premier lifestyle, food and entertainment destination and Jonathan Doughty, global head of foodservice, leisure and placemaking at shopping centre operator ECE Marketplaces, says: “Shopping centres are increasingly turning into shopping, leisure and entertainment destinations where people can meet, make new experiences and spend their free time. This is why Brookfield and ECE are repositioning the Potsdamer Platz Arkaden with international high street flair including various offerings such as sports, entertainment, and gastronomy.”



#### CASE STUDY

### Time Out Market Dubai: Adding F&B and leisure

The first major food hall opening since the global pandemic struck took place in April, as Time Out Market debuted its seventh global location. Time Out Market Dubai opened its doors in Downtown Dubai’s Souk Al Bahar, next to Dubai Mall, with views from its outdoor terrace over the Burj Khalifa - the world’s tallest building - and Dubai Fountain.

The opening of the circa 4,000 sqm space heralds optimism of a return to normality for Dubai - the Gulf region’s retail and tourism hub and a global travel centre - while Time Out Market has also recently secured a deal for a new venue in emirate Abu Dhabi, which is due to open in 2023.

Initially, the Dubai venue will open in accordance with the UAE’s Covid-19 guidelines, running at a reduced capacity and with social distancing measures. It is playing host to 17 eateries, three huge bars - the Fountain, Atrium and Palace - which surround the open dining areas.

Dubai is opening as part of a management agreement with Emaar Malls, and will be followed next year by Porto, Portugal and Prague, Czech Republic, in 2025. Further expansion plans are expected, though home town London will not see a proposed Time Out Market after the media and hospitality group abandoned its plans to open at London Waterloo, citing the impact of the Covid-19 pandemic.