

# St Mary's Arts & Enterprise Centre Study

## Clitheroe the Future

### Brief

BE Group was commissioned by Clitheroe the Future to undertake a needs assessment for the proposed St. Mary's Arts and Enterprise Centre in Clitheroe.

The Centre currently has a small cinema, theatre and community hall. Proposals for the new centre include a £5 million facility. This study will inform a funding bid to the NWDA.

The study assessed the demand for small office units, a retail unit, a licensed café bar, a cinema and theatre, as well as community space.



### Activities

- Extensive consultation with the public sector and private sector property companies, the voluntary sector, current users of the Centre and other stakeholders.
- A review of the local office and leisure market, including other developments in the town.
- A review of the Centre's existing operation, based upon attendance and financial performance figures.
- Comparable research undertaken of similar schemes elsewhere.



### Outcome

The study found that a scheme comprising the following was viable:

- Small cinema
- Theatre
- Five - ten small office units with shared facilities
- Small café bar
- Two community rooms.

The study reviewed the Centre's financial viability based on projected income estimates. As no costed design scheme was available, no running costs could be estimated which restricted conclusions regarding the Centre's sustainability.

However, the cinema has the potential to attract 2000 visitors a year and the centre has the potential to generate an annual income of £190,000 a year.

