

South Gloucestershire Council

Town Centres & Retailing

August 2017



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Town/District Centres and Retailing in South Gloucestershire: August 2017

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Town/District Centres and Retailing in South Gloucestershire: August 2017

Introduction

This survey provides a comprehensive audit of retailing activity within South Gloucestershire. Included are town centres, district centres, edge of centre and out of centre locations. The Map on Page 6 provides a list and identifies the location of each centre surveyed.

The purpose of undertaking this audit is to monitor the range of retailing activities and the type and composition of shops currently trading. It also provides a basis for monitoring certain defined indicators of retail vitality and viability, and keeps under review local plan policies which aim:

“To ensure that all residents have a convenient access to a reasonable range and choice of retail, community and service facilities, in a manner which is consistent with the concept of sustainable development.”

The audit is up-dated by monitoring undertaken in August of each year. Each town/district centre and out of centre location is re-surveyed, recording changes in occupants, function, use class and floorspace. The use classes stated are based on the Town and Country Planning (Use Classes) Order 1987 (as amended) and relate, to the Council's best knowledge, to the most recent use class granted. This survey, however, acts only as a guide to use classes, and it is recommended that a precise check is undertaken on individual units.

Characteristics of Town/District Centres

Chipping Sodbury

Chipping Sodbury is characterised as a traditional smaller town/district centre serving mainly the local or "top up" comparison, convenience and service needs of the local community. It has a total of 54 units with an A1 use class providing 2,272 square metres of retail floorspace. The centre maintains the character of an historic market town, but given the proximity of Yate, it lacks the multiples found in other centres. However, it does have an adjacent Waitrose foodstore with a walkway and footbridge linking it to the town centre providing 1,960 square metres of retail floorspace. Comparison shopping forms the majority of retailing activity in the town centre with 37% of units (1,108 square metres) in comparison use. Convenience functions account for 24% of all A1 units totalling 570 square metres. Service functions account for 33% of all A1 units but only 22% of the available A1 floorspace. At the time of the August 2017 survey there were 3 vacant or empty A1 units representing 6% of all A1 retail units in the centre.

Downend

Downend is characterised as a smaller traditional town/district centre with 29 units with an A1 use class. There is a total of 3,448 square metres of retail floorspace with a Co-Op

foodstore, which, although set back from the primary frontage area, forms the main anchor to the local centre. Supporting this supermarket are a range of comparison, convenience and service retail functions serving the day to day and "top up" needs of the area. The centre, although facing competition from other larger town/district centres and out of centre shopping and foodstores has, in recent years, continued to maintain a range and choice of convenience shopping and local services. The centre continues to display a fairly mixed distribution of retail functions with 31% of all retail units selling comparison goods. However, significantly for this size of centre, 57% of the retail floorspace is taken up by convenience functions, although these only account for 17% of all retail units. At the time of the survey there was 1 vacant or empty A1 unit representing 3% of all A1 retail units within the centre.

Emersons Green

This centre serves the residential development of Emersons Green and provides a diverse range of locally accessible facilities commensurate in scale and function with the nature of the development. Some 6 units front Emerson Way. The anchor store is provided by a Sainsburys foodstore, which is supported by 11 other retail units. At the time of the survey Boots, Poundworld, Pets at Home/Poundland, Peacocks, Sports.Direct.com, Argos and Lidl occupied 7 of these units. The remaining units comprise smaller unit shops, estate agents, a bank, and betting office. There are a total of 11,543 square metres of retail floorspace and at the time of the survey all the units were occupied.

Filton

This centre comprises two older shopping parades and a newer centre, largely completed in early 1999 but with some additions in 2013/2014. In total the centre provides 3,982

square metres of A1 retail floorspace and is supported by leisure and community uses, as well as a Premier Inn hotel. At the time of the August 2017 survey there were 21 units with a reasonable range of comparison, convenience and service retail functions serving the day to day and "top up" needs of the area. Comparison shopping forms the majority of retailing activity in the town centre with 69% of the floorspace totalling 2,731 square metres and 43% of the units. Convenience functions account for 29% of all A1 units totalling 527 square metres, while service functions account for 14% of all A1 units and only 2% of the available A1 floorspace. At the time of the survey there were 3 vacant A1 units.

Hanham

Hanham is characterised as a smaller traditional town/district centre with a total 33 units with an A1 use class. There are a total of 2,271 square metres of retail floorspace including a Lidl supermarket which, although not part of the primary or secondary frontage area, has helped to enhance the attractiveness of the centre by improving the range and quality of facilities available. In addition to the Lidl foodstore, Hanham has a reasonable range of comparison, convenience and service retail functions serving the day to day and "top up" needs of the area. At the time of the August 2017 survey there were 3 vacant or empty A1 units representing 9% of all A1 retail units in the centre, and a 25% fall since the last survey.

Kingswood

Kingswood is a centre providing convenience and low order comparison shopping, together with local service facilities. In total there are 86 units with an A1 use class providing 10,813 square metres of retail floorspace. The centre accommodates a Sainsburys supermarket and an Iceland foodstore, as well as some multiple stores (Boots, WH Smiths, and Wilkinsons). In

addition on the site of a former Co-op foodstore and Pound-Stretcher Extra store which adjoins the centre a Lidl store is under construction which will provide 1,689 square metres of net retail floorspace. Comparison shopping forms the majority of retailing activity in the town/district centre with 45% of units or 6,158 square metres, in comparison use. Convenience functions account for 17% of all A1 units and total 2,969 square metres, while service functions account for 24% of all A1 units or 9% of the available A1 floorspace. At the time of the survey there were 11 vacant or empty A1 units. This represents 13% of all A1 retail units in the town/district centre.

Staple Hill

Staple Hill has a total of 87 units with an A1 use class providing 7,052 square metres of retail floorspace. The centre currently accommodates two foodstores: a Tesco Metro Store, and an Iceland foodstore. Although Staple Hill lacks the range of multiples found in other major town/district centres it has a large number of independent traders offering a range of comparison and convenience shopping serving the local community. Comparison shopping forms the majority of retailing activity in the town centre with 43% of units and 3,064 square metres in comparison use. Convenience functions account for 21% of all A1 units and totals 2,318 square metres, while service functions account for 30% of all A1 units or 16% of the available A1 floorspace. At the time of the survey there were 6 vacant or empty A1 units representing 7% of all A1 retail units in the town/district centre.

Thornbury

Thornbury has a range of mainly small independent shops providing a variety of comparison and convenience functions. An Aldi foodstore provides the main anchor to the centre. Thornbury maintains the character of a market town, despite

the closure of the livestock market in 1997, with a number of gift shops and café/restaurants complementing the other core retailing businesses. In total Thornbury has 72 units with an A1 use class providing 7,191 square metres of retail floorspace. Comparison shopping forms the majority of retailing activity in the centre with 53% of units (3,190 square metres) in comparison use. Convenience functions account for 17% of all A1 units totalling 2,565 square metres. Service functions account for 24% of all A1 units but only 16% of the available A1 floorspace. At the time of the survey there were 5 vacant or empty A1 units representing 7% of all A1 retail units in the town/district centre.

Yate

Yate is characterised as a centre providing substantial amounts of convenience and comparison shopping. The centre comprises a compact pedestrianised town centre together with an adjacent recently completed development comprising a cinema, a range of larger retail units and restaurants. There are a total of 83 units with an A1 use class. A good range of multiple stores are represented, including Poundland, New Look, Dorothy Perkins, Halfords, Argos, Next, TK Maxx and Boots which are supported by a variety of smaller shops. In addition to these functions, the town centre also supports a leisure centre, library, health centres, and a One Stop Shop Council Area Office. Comparison shopping forms the majority of retailing activity with 66% of all A1 units and 56% of the available retail floorspace. Convenience functions account for 33% of retail floorspace but only 10% of all A1 units. The Tesco Extra store accounting for some 79% of all convenience floorspace. Service functions account for 16% of all A1 units but just 4% of retail floorspace. At the time of the survey there were 7 vacant or empty A1 units representing 8% of all A1 retail units in the town/district centre.

Station Road, Yate was included in the survey for the first time in 2010. The occupant and use, together with floorspace (where known) is listed. Station Road provides a total of 20 units (additional to those referred to above) with an A1 use class all of which are occupied.

The Willow Brook Centre Bradley Stoke

This centre serves the residential development of Bradley Stoke and provides a range of large and small retail units together with a complimentary range of services and facilities. The partly under cover centre incorporates an anchor store provided by a Tesco Extra supermarket which is supported by 18 other retail units, with a total A1 use floorspace of 17,448 square meters. At the time of the survey no units were vacant. The units were occupied by well known “high street” names including Carphone Warehouse, Pound World, Shoe Zone, Iceland, Pound Stretcher Extra, Argos and Greggs.

Town/District Centres: Survey Content

Within the individual town/district centre schedules that form the core of this report, every occupant is listed by **address** together with details of their **function** and **use class**. Also included are details of the respective **local plan policies** covering the centre. In addition, a **linear frontage measurement** (in metres) is given for each unit, as well as whether it falls within the **primary or secondary areas of the town centre**, (where this is defined for policy purposes).

Finally, **retail floorspace figures** (net square metres) are given for A1 use class functions. This is sub-divided firstly by occupants that provide a **retail service** rather than goods purchased, then **vacant units** with an A1 use class, and lastly A1 functions that provide a **convenience function**.

The floorspace figures presented (unless otherwise stated), have been collected by South Gloucestershire Council. To the Council's best knowledge they are the most accurate estimates of floorspace in each of town/district centre and out of centre locations.

Listed below are notations used in the town/district centre schedules with their accompanying definitions.

P = Primary retailing frontage

S = Secondary retailing frontage

F = Fringe frontage areas (no linear measurements given)

LP Policy = Identifies which local plan policy applies to respective town/district centres. See South Gloucestershire Local Plan January 2006 for information on local plan policies relating to town/district centres.

All A1 Uses = Floorspace figures for A1 retail use classes. Figures relate to net retail floorspace (sq.m) which includes the floor area to which customers have access, counter space, checkout space, display areas and fitting rooms.

A1 Service = Floorspace figures for outlets where a retail service is provided rather than goods purchased and includes hairdressers, opticians, travel agents, dry cleaners, funeral directors, film processors, photographic studios, shoe repairs, video libraries, electrical and tool hire shops, dress / costume hire shops.

A1 Vacant = Floorspace figures for all A1 vacant units in the primary, secondary and fringe retail frontages which, at the time of the survey, had an A1 use class.

Convenience = Floorspace figures for those outlets selling food and other perishable goods, including florists, tobacconists, off licences and newsagents.

Out of Centre Retailing: Survey Content

The second part of this audit provides information relating to other retailing facilities outside of the main town/district centres. For the purposes of this survey these include: the Mall Shopping Complex, retail/shopping parks and other out of centre retail stores. Information is provided for each detailing the range of **occupants**, their **function**, **retail floorspace** and the number of **car parking spaces**. Where possible net floorspace data is given, however this is not always known and in some instances an estimated figure is used.

Retail Monitoring and Summary Information

For each town/district centre a summary sheet presents key information outlining the main retailing characteristics of the centre. This summary sheet is comprised of two tables.

Summary Table 1 highlights the number and percentage of units with an A1 use class which is broken down by function type. i.e. A1 convenience, A1 comparison, and A1 service functions, as well as the number and percentage of vacant A1 units. The corresponding floorspace figures for each category group are also given (if available). From this data, total figures for **the available number of A1 units and floorspace in each centre** is given, as well as the **number of A1 units and floorspace currently occupied and trading** taking into account current vacancy rates.

Summary Table 2 presents an assessment of the length of A1 frontage in retail use. All town/district centre retail frontages

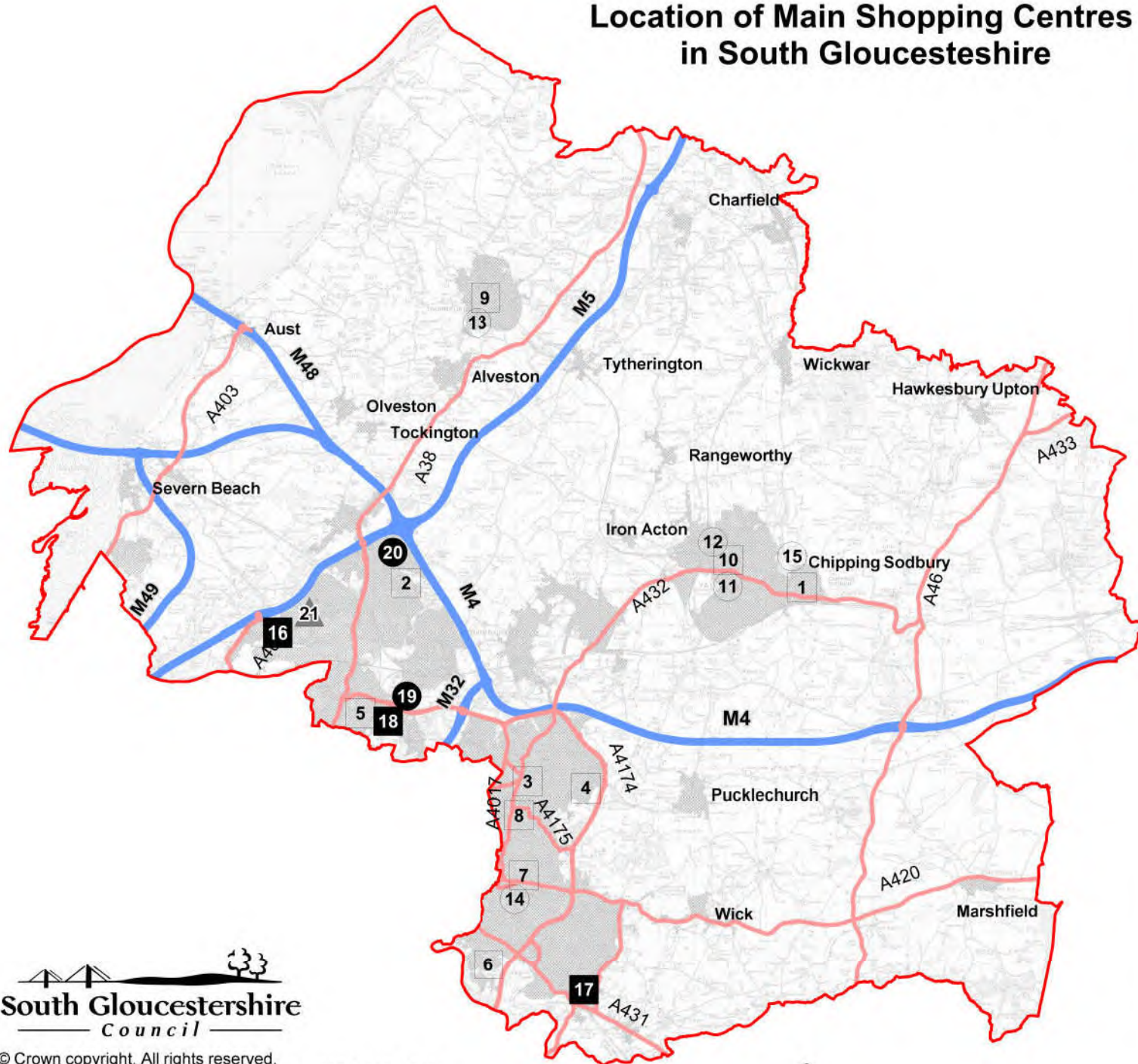
are split between primary and secondary frontages. **Table 2** lists the lengths of individual retail frontages classified as primary frontage for each town/district centre as set out in the South Gloucestershire Local Plan January 2006.

For each section, the total length of primary frontage is given as well as the length of frontage and corresponding percentage currently in A1 use. The length of frontage in non A1 use and its percentage is also given. The same information is similarly displayed for secondary frontage areas although only the total length of secondary frontage is given.

In addition two further tables are included. **Table 1** on Pages 7 and 8 provides an overall summary of **A1 retail** floorspace. Each type of centre is listed showing total available A1 floorspace and the number of A1 units this relates to. This is subsequently broken down by A1 function type to give the floorspace used, number of units and corresponding percentage figures for each.

Table 2 on Pages 9 and 10 provides an overall summary of the amount of **primary frontage currently in an A1 use class**. Each town/district centre is listed and subsequently broken down into its respective primary frontage areas. The total frontage, length of frontage in A1 use, the percentage, as well as the length of primary frontage not in A1 use and the percentage this represents is displayed. This information allows an overview of how each centre is performing.

Location of Main Shopping Centres in South Gloucestershire



- A Road
- Motorway
- Unitary Boundary

Types of Centres

- Town / District Centres
- Edge of Centre Stores
- Out of Centre Retail Parks
- Other Out of Centre Retail Stores
- ▲ Regional shopping complex

1. Chipping Sodbury
2. The Willow Brook Centre, Bradley Stoke
3. Downend
4. Emersons Green
5. Filton
6. Hanham
7. Kingswood
8. Staple Hill
9. Thornbury
10. Yate
11. Lidl, Kennedy Way, Yate
12. Morrisons/B&Q, Station Road, Yate
13. Tesco, Midland Way, Thornbury
14. Co-op/Poundstretcher, Halls Road, Kingswood
15. Waitrose, Barnhill Road, Chipping Sodbury
16. Cribbs Causeway
17. Longwell Green
18. Abbey Wood Retail Park
19. Sainsburys/B&Q Warehouse, Stoke Gifford
20. Aldi Foodstore, Brook Way, Bradley Stoke
21. The Mall

Table 1: A.1 Retail Floorspace Composition (Sq Mtrs): Summary Table, August 2017

Location	Total A.1 Floorspace (net sq.m)	No. A.1 Units	A.1 Convenience (net sq.m)	%	No. Units	%	A.1 Comparison (net sq.m)	%	No. Units	%	A.1 Service (net)	%	No. Units	%	A.1 Vacant (net)	%	No. Units	%
Chipping Sodbury	2,273.8	54	569.9	25.1	13	24.1	1,108.3	48.7	20	37.0	499.1	22.0	18	33.3	96.5	4.2	3	5.6
Downend	3,448.4	29	1,958.4	56.8	5	17.2	884.8	25.7	9	31.0	580.2	16.8	14	48.3	25.0	0.7	1	3.4
Emersons Green	11,543.3	12	6,661.0	57.7	2	16.7	4,718.8	40.9	8	66.7	163.5	1.4	2	16.7	0.0	0.0	0	0.0
Filton	3,981.6	21	526.6	13.2	6	28.6	2,731.0	68.6	9	42.9	94.7	2.4	3	14.3	629.3	15.8	3	14.3
Hanham	2,271.1	33	1,150.5	50.7	9	27.3	457.0	20.1	9	27.3	526.9	23.2	12	36.4	136.7	6.0	3	9.1
Kingswood	10,813.1	86	2,969.1	27.5	15	17.4	6,158.0	56.9	39	45.3	945.8	8.7	21	24.4	740.2	6.8	11	12.8
Staple Hill	7,052.0	87	2,317.9	32.9	18	20.7	3,064.4	43.5	37	42.5	1,119.6	15.9	26	29.9	550.1	7.8	6	6.9
Thornbury	7,191.1	72	2,564.5	35.7	12	16.7	3,190.0	44.4	38	52.8	1,133.9	15.8	17	23.6	302.7	4.2	5	6.9
Yate *	28,853.0	83	9,560.3	33.1	8	9.6	16,157.5	56.0	55	66.3	1,188.7	4.1	13	15.7	1,946.5	6.7	7	8.4
Willow Brook C'nt Bradley Stoke **	17,448.0	19	10,896.0	62.4	4	21.1	6,195.0	35.5	12	63.2	357.0	2.0	3	15.8	0.0	0.0	0	0.0
Town/District Centre Totals	94,875.4	496	39,174.2	41.3	92	18.5	44,664.8	47.1	236	47.6	6,609.4	7.0	129	26.0	4,427.0	4.7	39	7.9
Yate Edge of Centre	7,044.0	3	3,984.0	56.6	2	66.7	3,060.0	43.4	1	33.3	0.0	0.0	0	0.0	0.0	0.0	0	0.0
Thornbury Edge of Centre	2,200.0	1	2,200.0	100.0	1	100.0	0.0	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	0	0.0
Kingswood Edge of Centre ***	2,500.0	2	2,000.0	80.0	1	50.0	500.0	20.0	1	50.0	0.0	0.0	0	0.0	0.0	0.0	0	0.0
Chipping Sodbury Edge of Centre	1,960.0	1	1,960.0	100.0	1	100.0	0.0	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	0	0.0
Edge of Centre Stores Totals	13,704.0	7	10,144.0	74.0	5	71.4	3,560.0	26.0	2	28.6	0.0	0.0	0	0.0	0.0	0.0	0	0.0
Cribbs Causeway Retail Park	74,245.0	33	11,744.0	15.8	2	6.1	61,501.0	82.8	30	90.9	0.0	0.0	0	0.0	1,000.0	1.3	1	3.0
Longwell Green Retail Park ****	40,368.0	21	9,819.0	24.3	1	4.8	30,549.0	75.7	20	95.2	0.0	0.0	0	0.0	0.0	0.0	0	0.0
Abbey Wood Shopping Park *****	11,156.0	8	2,722.0	24.4	1	12.5	8,434.0	75.6	7	87.5	0.0	0.0	0	0.0	0.0	0.0	0	0.0
Retail Park Totals	125,769.0	62	24,285.0	19.3	4	6.5	100,484.0	79.9	57	91.9	0.0	0.0	0	0.0	1,000.0	0.8	1	1.6
Other out of Centre Stores Totals	14,505.0	4	5,818.0	40.1	2	50.0	0.0	0.0	0	0.0	0.0	0.0	0	0.0	8,687.0	59.9	2	50.0

Location	Total A.1 Floorspace (net sq.m)	No. A.1 Units	A.1 Convenience (net sq.m)	%	No. Units	%	A.1 Comparison (net sq.m)	%	No. Units	%	A.1 Service (net)	%	No. Units	%	A.1 Vacant (net)	%	No. Units	%
The Mall, Cribbs Causeway *****	66,799.8	114	438.6	0.7	6	5.3	61,703.8	92.4	93	81.6	759.8	1.1	7	6.1	3,897.6	5.8	8	7.0
Totals	315,653.2	683	79,859.8	25.3	109	16.0	210,412.6	66.7	388	56.8	7,369.2	2.3	136	19.9	18,011.6	5.7	50	7.3

Notes:

* Excludes Yate, Station Road.

** There are no Net floorspace figures for the Willow Brook Centre, Bradley Stoke the figures shown are therefore Gross.

*** At time of survey demolition had been completed and construction underway for new Lidl store PK15/5213/F (1,689 sq m Net floorspace)

**** The convenience floorspace measurement for Longwell Green only relates to the Asda Store however part of the M&S store is a foodhall.

***** The convenience floorspace measurement for Abbey Wood only relates to the Asda Store however part of the B&M store has a food section.

***** Floorspace figures for The Mall relate to the gross internal area (GIA). This measurement of floorspace is comparable with net floorspace figures quoted for other centres.

The Council makes every effort to ensure the accuracy of the floorspace data presented which is to the Council's best knowledge the most accurate and up to date figures available.

**Table 2: Primary Shopping Frontages Policy South Gloucestershire Local Plan
August 2017**

Primary Frontage Areas SGLP. RT9	Total Frontage	Total A.1 Frontage	% A.1 Frontage	Frontage in Non A.1 Use	% Frontage in Non A.1 Use
Chipping Sodbury Town/District Centre					
High Street Odd No's 21a-47 (north side)	129.8 m	98.7 m	76.0 %	31.1 m	24.0 %
High Street Even No's 40-52 (south side)	52.7 m	30.7 m	58.3 %	22.0 m	41.7 %
Broad Street Even No's 54-86 (south side)	111.7 m	42.4 m	38.0 %	69.3 m	62.0 %
Horse St. Odd No's 1-5 & 9 (inc. 1 & 2 Mews)	30.0 m	14.5 m	48.3 %	15.5 m	51.7 %
Primary frontage Chipping Sodbury	324.2 m	186.3 m	57.5 %	137.9 m	42.5 %
Downend Town/District Centre					
1-33 Badminton Road (west side)	114.9 m	50.9 m	44.3 %	64.0 m	55.7 %
2-6a Downend Road	34.7 m	34.7 m	100.0 %	0.0 m	0.0 %
1-6 Willow Shopping Centre	49.6 m	43.5 m	87.7 %	6.1 m	12.3 %
Primary frontage Downend	199.2 m	129.1 m	64.8 %	70.1 m	35.2 %
Emersons Green Town/District Centre					
Units 1 to 3	72.8 m	72.8 m	100.0 %	0.0 m	0.0 %
Units 4 to 6	68.5 m	68.5 m	100.0 %	0.0 m	0.0 %
Units SU5 to SU8 and Unit 7	104.3 m	49.0 m	47.0 %	55.3 m	53.0 %
Sainsburys	95.0 m	95.0 m	100.0 %	0.0 m	0.0 %
Primary frontage Emersons Green	340.6 m	285.3 m	83.8 %	55.3 m	16.2 %
Filton Town/District Centre					
Shield Centre Units 1 to 3, 5, 6, 8, 9	81.7 m	69.9 m	85.6 %	11.8 m	14.4 %
122a to 138 Gloucester Road	50.0 m	25.5 m	51.0 %	24.5 m	49.0 %
1 to 8 Church View	39.3 m	34.5 m	87.8 %	4.8 m	12.2 %
Primary frontage Filton	171.0 m	129.9 m	76.0 %	41.1 m	24.0 %
Hanham Town/District Centre					
33-77 High Street (north side)	204.3 m	105.6 m	51.7 %	98.7 m	48.3 %
46-86 High Street (south side)	139.1 m	67.8 m	48.7 %	71.3 m	51.3 %
Primary frontage Hanham	343.4 m	173.4 m	50.5 %	170.0 m	49.5 %

Kingswood Town/District Centre					
Kingswood SC, + 37 - 43 Regent Street	336.5 m	307.5 m	91.4 %	29.0 m	8.6 %
1-33 Regent Street (north side)	98.5 m	60.0 m	60.9 %	38.5 m	39.1 %
63-123 Regent Street (north side)	160.0 m	90.7 m	56.7 %	69.3 m	43.3 %
8-74 Regent Street (south side)	185.7 m	123.4 m	66.5 %	62.3 m	33.5 %
Primary frontage Kingswood	780.7 m	581.6 m	74.5 %	199.1 m	25.5 %
Staple Hill Town/District Centre					
1-39 Broad Street (north side)	115.5 m	73.5 m	63.6 %	42.0 m	36.4 %
1-11 The Square (inclusive)	78.0 m	61.5 m	78.8 %	16.5 m	21.2 %
2-60 Broad Street (south side)	181.0 m	146.5 m	80.9 %	34.5 m	19.1 %
111-141 High Street (north side)	114.0 m	46.0 m	40.4 %	68.0 m	59.6 %
58-130 High Street (south side)	246.4 m	170.9 m	69.4 %	75.5 m	30.6 %
Primary frontage Staple Hill	734.9 m	498.4 m	67.8 %	236.5 m	32.2 %
Thornbury Town/District Centre					
High Street Odd No's 1-53	191.5 m	109.7 m	57.3 %	81.8 m	42.7 %
High Street Even No's 14-28	72.5 m	48.5 m	66.9 %	24.0 m	33.1 %
St Mary Street Odd No's 9-25b	113.7 m	75.5 m	66.4 %	38.2 m	33.6 %
St Mary Street Even No's 14-16	12.4 m	12.4 m	100.0 %	0.0 m	0.0 %
St Mary's Way Odd No's 1-11	96.4 m	90.9 m	94.3 %	5.5 m	5.7 %
St Mary's Way Even No's 2-16	85.3 m	85.3 m	100.0 %	0.0 m	0.0 %
Horseshoe Lane Odd No's 1-7	44.8 m	44.8 m	100.0 %	0.0 m	0.0 %
Horseshoe Lane Even No's 2-10	30.4 m	24.9 m	81.9 %	5.5 m	18.1 %
The Plain No's 1-4 (inclusive)	48.8 m	29.1 m	59.6 %	19.7 m	40.4 %
Primary frontage Thornbury	695.8 m	521.1 m	74.9 %	174.7 m	25.1 %
Yate Town/District Centre					
5 and 6 North Parade (inclusive)	29.5 m	0.0 m	0.0 %	29.5 m	100.0 %
1-29, 2-18 North Walk	129.1 m	99.1 m	76.8 %	30.0 m	23.2 %
17 and 21 South Parade	44.0 m	19.0 m	43.2 %	25.0 m	56.8 %
1-33, 8-16 South Walk	157.5 m	157.5 m	100.0 %	0.0 m	0.0 %
1-29, 2a-12 East Walk	290.1 m	266.9 m	92.0 %	23.2 m	8.0 %
1-19, 2-34 West Walk	208.1 m	144.8 m	69.6 %	63.3 m	30.4 %
Primary Frontage Yate	858.3 m	687.3 m	80.1 %	171.0 m	19.9 %
Total Length of Primary Frontage	4,448.1 m	3,192.4 m	71.8 %	1,255.7 m	28.2 %

RETAILING IN CHIPPING SODBURY TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Chipping Sodbury Town/District Centre

Type	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	13	24.1	569.9	25.1
A.1 Comparison / Durable Functions *	20	37.0	1,108.3	48.7
A.1 Service Functions	18	33.3	499.1	22.0
A.1 Units Currently Occupied and Trading	51	94.4	2,177.3	95.8
A.1 Vacant Functions	3	5.6	96.5	4.2
Total No. A.1 Units	54	100	2,273.8	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)
 Floorspace percentages are based on the total available A.1 floorspace in Chipping Sodbury Town/District Centre

Table 2: Assessment for Chipping Sodbury Town/District Centre

CHIPPING SODBURY TOWN/DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage						
High Street Odd No's 21a-47 (north side)		129.8 m.	98.7 m.	76.0 %	31.1 m.	24.0 %
High Street Even No's 40-52 (south side)		52.7 m.	30.7 m.	58.3 %	22.0 m.	41.7 %
Broad Street Even No's 54-86 (south side)		111.7 m.	42.4 m.	38.0 %	69.3 m.	62.0 %
Horse St. Odd No's 1-5 & 9 (inc. 1 & 2 Beaufort Mews)		30.0 m.	14.5 m.	48.3 %	15.5 m.	51.7 %
Total length of primary frontage		324.2 m.	186.3 m.	57.5 %	137.9 m.	42.5 %
Total length of secondary frontage		581.3 m.	114.2 m.	19.6 %	467.1 m.	80.4 %
Chipping Sodbury Total		905.5 m.	300.5 m.	33.2 %	605.0 m.	66.8 %

NB Linear frontages of corner shops include side frontages

Chipping Sodbury Town/District Centre North Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1	The Parade	F		Janet	Hairdresser	A.1					27.0	27.0		
33-43	Rounceval St	F		Residential	Residential	C.3								
45	Rounceval St	F		Ritas Dog Grooming	Pet Care	A.1					13.8	13.8		
47	Rounceval St	F		Residential	Residential	C.3								
49	Rounceval St	F		VACANT	Public House/Restaurant	A3/A4								
51	Rounceval St	F		Residential	Residential	C.3								
Unit 1	Rounceval Mews	F		Invek Services Ltd	Office	B.1								
Unit 2	Rounceval Mews	F		Bundy and Bond	Estate Agents	A.2								
-	Rounceval Mews	F		Mews Motors	Car Sales	S.G								
59-65	Rounceval St	F		Enterprise / James Ball Cars	Car Hire and Sales	S.G								
67	Rounceval St	F		Weekend Antiques	Antique shop	A.1					12.0			
1	High Street	S	RT1	Moda	Hotel	C.1		8.90						
3	High Street	S	RT1	Allied S'yors/Pearsons	Surveyors/Solicitors	A.2		5.10						
5	High Street	S	RT1	No Name	Office	B.1		11.40						
7	High Street	S	RT1	Allen and Harris	Estate Agent	A.2		9.20						
r/o	High Street	S	RT1	Smile	Office	B.1								
9	High Street	S	RT1	Residential	Residential	C.3		4.90						
11	High Street	S	RT1	No Name	Entrance	B.1		2.10						
13	High Street	S	RT1	Chipping Sodbury Tailoring	Tailors	A.1		4.10	4.10		15.5	15.5		
15	High Street	S	RT1	VACANT	Solicitors / Est Agents	A.2		6.30						
17-21	High Street	S	RT1	Residential	Residential	C.3		25.30						
21a	High Street	P	RT9	The Hamptons	Deli/Resturant	A1/A3	7.10		7.10		152.3			152.3
23a	High Street	P	RT9	St Peter's Hospice	Charity Shop	A.1	4.60		4.60		45.8			
23	High Street	P	RT9	Armstrong and North	Opticians	A.1	4.40		4.40		28.0	28.0		

Chipping Sodbury Town/District Centre North Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
23b	High Street	P	RT9	Higos	Insurance Co. Office Ent.	A.2	1.50							
23	High Street	P	RT9	Blue Cross	Charity Shop	A.1	8.30		8.30		45.8			
25	High Street	P	RT9	The Madd Sandwich Co	Sandwich Shop	A.1	5.40		5.40		31.5			31.5
r/o	High Street		RT9	Rachels World	Beauty Rooms	A.1								
r/o	High Street		RT9	Residential	Residential	C.3								
27	High Street	P	RT9	Ice and Easy	Speciality Cakes/decorations	A.1	6.30		6.30		19.5			19.5
29	High Street	P	RT9	Cotswold Vintners / Post Office	Off Licence / Post Office	A.1	5.10		5.10		23.5			23.5
29a	High Street	P	RT9	Cloud Nine	Beauty Salon	A.1	3.50		3.50		30.0	30.0		
31	High Street	P	RT9	Coffee#1	Coffee shop	A.3	10.50							
	Hatherells Yard *			Sodbury Florist	Florist	A.1					74.0			74.0
	Hatherells Yard *			Barnardos	Charity Shop	A.1					75.0			
	Hatherells Yard *			Cadeaux and Co	Gift Shop	A.1					66.0			
	Hatherells Yard *			Koala Kreations	Fabrics / Haberdashery	A.1					36.0			
33	High Street	P	RT9	Lloyds Pharmacy	Chemist	A.1	11.10		11.10		44.3			
35	High Street	P	RT9	Winning Post	Betting Shop	A.2	9.20							
r/o 35	High Street	P	RT9	Tony Faithfull	Car repairs	S.G	3.90							
37	High Street	P	RT9	Paul Tily Electrical	Office	B.1	6.00							
39	High Street	P	RT9	John Howell / Hobbs House	Butchers / Bakers	A.1	13.50		13.50		31.8			31.8
41	High Street	P	RT9	Jack Russell Gallery	Gallery	A.1	8.20		8.20		90.0			
43-45	High Street	P	RT9	M & Co	Clothes	A.1	13.00		13.00		115.5			
47	High Street	P	RT9	Swagger	Gift shop	A.1	8.20		8.20		29.2			
51	Broad Street	S	RT1	Innovation	Hairdresser	A.1		8.60		8.60	66.0	66.0		
51a	Broad Street	S	RT1	Imperial Hearing	Hearing Centre	D.1		4.80						
53	Broad Street	S	RT1	C/Sodbury Fish Bar	Takeaway	A.5		8.60						

Chipping Sodbury Town/District Centre North Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
55	Broad Street	S	RT1	Out of The Blue	Gift Shop	A.1	4.40		4.40		74.8			
	Broad Street	S	RT1	Town Hall	Town Hall	D.1	11.40							
61	Broad Street	S	RT1	Residential	Residential	C.3	5.50							
63-65	Broad Street	S	RT1	The George Hotel	Hotel and Public House	A.4	15.40							
65	Broad Street	S	RT1	R n L Hair Design	Hairdresser	A.1	5.00		5.00		27.6	27.6		
67	Broad Street	S	RT1	The Squire	Public House	A.4	9.50							
r/o 71	Broad Street	S	RT1	Catholic Church	Church	D.1	4.00							
69-71	Broad Street	S	RT1	St Lawrence Presbytery	Residential	C.3	11.20							
73a	Broad Street	S	RT1	Country Properties	Estate Agents	A.2	4.40							
73	Broad Street	S	RT1	Country Properties	Estate Agents	A.2	6.50							
73	Broad Street	S	RT1	Bank Chambers	Natural Health Clinic	D.1	1.20							
75-77	Broad Street	S	RT1	Nat West	Bank	A.2	13.50							
79	Broad Street	S	RT1	Office	Office	A.2	6.40							
81	Broad Street	S	RT1	Franklins	Barbers	A.1	5.70		5.70		26.4	26.4		
83	Broad Street	S	RT1	Studio 83	Hairdresser	A.1	1.50		1.50		13.8	13.8		
Chipping Sodbury Town/District Centre North Side: Totals							129.8	204.9	98.7	29.3	1215.1	248.1	0.0	332.6

* In addition Hatherells Yard has a number of temporary "market stall" type uses operating on a part time basis including bakers, green grocers, and crafts

Chipping Sodbury Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
66	Rounceval St	F		VACANT	Wine Bar/Restaurant	A.3								
68	Rounceval St	F		Residential	Residential	C.3								
70	Rounceval St	F		Farringtons	Property sales / lettings	A.2								
2	High Street	S	RT1	The Horseshoe	Public House	A.4		8.00						
4	High Street	S	RT1	Redcliffe Homes	Office	B.1		25.40						
6	High Street	S	RT1	Residential	Residential	C.3		10.30						
8	High Street	S	RT1	Pottery Roscrea	Residential/Craft Studio *	C.3		12.70						
10	High Street	S	RT1	Residential	Residential	C.3		11.50						
12	High Street	S	RT1	Residential	Residential	C.3		5.00						
14	High Street	S	RT1	Besley Hill	Estate Agent	A.2		5.60						
16	High Street	S	RT1	Residential	Residential	C.3		5.60						
18	High Street	S	RT1	Residential	Residential	C.3		5.50						
20	High Street	S	RT1	VACANT	Gift Shop	A.1		13.50		13.50			42.8	
22	High Street	S	RT1	Residential	Residential	C.3		7.70						
r/o 24	High Street	S	RT1	Roberts & Co	Chartered Accountants	A.2		4.10						
24	High Street	S	RT1	Network	Home Care	B.1		9.90						
26	High Street	S	RT1	Sodbury TC / Luke Hall MP	Office	B.1		10.60						
28	High Street	S	RT1	Residential	Residential	C.3		5.10						
	High Street	S	RT1	Police	Police Station	S.G		23.30						
	High Street	S	RT1	South Glos. Council	Library	D.1		9.80						
	High Street	S	RT1	Old Grammar School	Community Centre	D.1		1.30						
	High Street	S	RT1	Baptist Church	Church	D.1		9.00						

* Primary use of property residential.

Chipping Sodbury Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
40	High Street	P	RT9	VACANT	Bank	A.2	10.20							
42	High Street	P	RT9	Future Brides	Bridal Shop	A.1	4.60		4.60		40.0			
44	High Street	P	RT9	Artingstalls	Butchers	A.1	15.30		15.30		33.2			33.2
46	High Street	P	RT9	Residential	Residential	C.3	8.10							
48	High Street	P	RT9	Sassy and Boo	Ladies fashion boutique	A.1	5.40		5.40			54.0		
50	High Street	P	RT9	Spar	Grocery	A.1	5.40		5.40		81.1			81.1
52	High Street	P	RT9	Milburys	Estate Agent	A.2	3.70							
	Hounds Road	F		Chauffeur Hire	Coach Hire	A.1					20.5	20.5		
	Hounds Road	F		Bob's	Gents Hairdresser	A.1					7.5	7.5		
	Hounds Road	F		Smart Fabrications	Upholstery repairs	A.1					24.6	24.6		
54	Broad Street	P	RT9	Card Boutique	Card Shop	A.1	4.80		4.80		48.0			
56	Broad Street	P	RT9	R A Leslie	Accountants	A.2	5.20							
58	Broad Street	P	RT9	VACANT	Café	A.3	8.60							
60	Broad Street	P	RT9	Veals Fish and Field	Country Sports	A.1	5.30		5.30		24.5			
62	Broad Street	P	RT9	Ians	Greengrocers	A.1	5.10		5.10		28.7			28.7
64	Broad Street	P	RT9	Imperial Hearing	Hearing Centre	D.1	4.10							
66-68	Broad Street	P	RT9	Residential	Residential	C.3	1.50							
70	Broad Street	P	RT9	Sodbury Jewellers	Jewellers	A.1	4.80		4.80		13.6			
72	Broad Street	P	RT9	Beaufort Hunt	Public House	A.4	15.20							
74	Broad Street	P	RT9	The Coffee Bean	Bakers/café	A.1	4.50		4.50		19.3			19.3
76a	Broad Street	P	RT9	Office Entrance	Office Entrance	B.1	1.30							
76	Broad Street	P	RT9	McColls	Newsagents	A.1	6.30		6.30		43.9			43.9
78	Broad Street	P	RT9	The Coventry	Building Society	A.2	8.40							
78a	Broad Street	P	RT9	Office Entrance	Office Entrance	B.1	2.80							

Chipping Sodbury Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
80	Broad Street	P	RT9	Royal Oak	Public House	A.4	14.40							
80a	Broad Street	P	RT9	Office Entrance	Office Entrance	B.1	2.00							
82	Broad Street	P	RT9	St Peters Hospice	Charity Shop	A.1	6.20		6.20		69.8			
84	Broad Street	P	RT9	Lucy Butler	Florist	A.1	5.40		5.40		11.7			11.7
86	Broad Street	P	RT9	Café Clusos	Café/Tea Shop	A.3	5.80							
Chipping Sodbury Town/District Centre South Side: Totals							164.4	183.9	73.1	13.5	466.4	106.6	42.8	217.9

Chipping Sodbury Town/District Centre East Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1	Horse Street	P	RT9	Siam Thai	Restaurant	A.3	6.20							
3	Horse Street	P	RT9	Residential	Residential	C.3	4.90							
5	Horse Street	P	RT9	Shabby Chic	Household Interior goods	A.1	8.40		8.40		37.4			
1	Beaufort Mews	P	RT9	Not Too Shabby	Fashion Accessories	A.1	4.00		4.00		43.9			
2	Beaufort Mews	P	RT9	Total Look	Hairdresser	A.1	2.10		2.10		18.9	18.9		
3	Beaufort Mews	S	RT1	Oppulance	Beauty Salon	A.1		11.90		11.9	78.0	78.0		
4	Beaufort Mews	S	RT1	VACANT	Art shop	A.1		9.00		9.00			24.0	
5	Beaufort Mews	S	RT1	Dolman's Accountants	Financial Services	A.2		3.10						
6	Beaufort Mews	S	RT1	E J Gauntlett	Chiropodist	D.1		8.50						
7	Beaufort Mews	S	RT1	Aspire	Fitness Studio	D.2		8.20						
9	Horse Street	P	RT9	Amigo's	Restaurant	A.3	4.40							
11	Horse Street	S	RT1	The Portcullis	Public House	A.4		14.20						
13-19	Horse Street	S	RT1	Residential	Residential	C.3		19.30						
21	Horse Street	S	RT1	Whitaker and Co	Accountants	A.2		6.20						
21a	Horse Street	S	RT1	Jameson Funeral Services	Funeral Directors	A.1		3.80	3.80		30.4	30.4		
23	Horse Street	S	RT1	VACANT	Post Office	A.1		5.20	5.20				29.7	
25	Horse Street	S	RT1	Break	Charity Shop	A.1		5.20	5.20		92.8			
25a	Horse Street	S	RT1	Residential	Residential	C.3		3.60						
27	Horse Street	S	RT1	The Health Shop	Healthfoods	A.1		6.50	6.50		19.4			19.4
r/o 27	Horse Street	S	RT1	Car Components	Car Accessories	A.1								
29	Horse Street	S	RT1	Megna	Thai Restaurant	A.3		18.30						
Chipping Sodbury Town/District Centre East Side: Totals							30.0	123.0	14.5	41.6	320.8	127.3	53.7	19.4

Chipping Sodbury Town/District Centre West Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
6	Horse Street	S	RT1	Residential	Residential	C.3	9.10							
8	Horse Street	S	RT1	JMI Bathroom and Kitchen	Bathroom/Kitchens Fitti	A.1	16.70		16.70		153.0			
8a	Horse Street	S	RT1	Residential	Residential	C.3	4.20							
10	Horse Street	S	RT1	Residential	Residential	C.3	3.10							
12	Horse Street	S	RT1	Residential	Residential	C.3	7.80							
14	Horse Street	S	RT1	D + D	Shoe Repairs	A.1	4.10		4.10		8.6	8.6		
16	Horse Street	S	RT1	TAT-2-U	Tattoo shop	S.G	5.00							
16b	Horse Street	S	RT1	E-repairs	Computer Services	A1/A2	4.30		4.30		4.9			
18	Horse Street	S	RT1	Anita Cut	Hairdressers	A.1	4.70		4.70		8.5	8.5		
22-24	Horse Street	S	RT1	Residential	Residential	C.3	10.50							
Chipping Sodbury Town/District Centre West Side: Totals							0.0	69.5	0.0	29.8	175.0	17.1	0.0	0.0
Chipping Sodbury Town/District Centre: Overall Totals							324.2	581.3	186.3	114.2	2177.3	499.1	96.5	569.9

Edge of Centre Stores - Chipping Sodbury

Occupant	Function	Location	Net Floorspace (sq.m)	Gross Floorspace (sq.m)	Car Parking Spaces
Waitrose	Foodstore	Barnhill Road, Chipping Sodbury	1,960	3,140	309
Totals			1,960	3,140	309

Notes:

Floorspace and car parking - Details obtained from planning application records.

RETAILING IN DOWNEND TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Downend Town/District Centre

Type	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	5	17.2	1,958.4	56.8
A.1 Comparison / Durable Functions *	9	31.0	884.8	25.7
A.1 Service Functions	14	48.3	580.2	16.8
A.1 Units Currently Occupied and Trading	28	96.6	3,423.4	99.3
A.1 Vacant Functions	1	3.4	25.0	0.7
Total No. A.1 Units	29	100	3,448.4	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)

Floorspace percentages are based on the total available A.1 floorspace in Downend Town/District Centre

Table 2: Assessment for Downend Town/District Centre.

DOWNEND TOWN/DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage						
1-33 Badminton Road (west side)		114.9 m.	50.9 m.	44.3 %	64.0 m.	55.7 %
2-6a Downend Road		34.7 m.	34.7 m.	100.0 %	0.0 m.	0.0 %
1-6 Willow Shopping Centre		49.6 m.	43.5 m.	87.7 %	6.1 m.	12.3 %
Total length of primary frontage		199.2 m.	129.1 m.	64.8 %	70.1 m.	35.2 %
Total length of secondary frontage		182.9 m.	61.0 m.	33.4 %	121.9 m.	66.6 %
Downend Total		382.1 m.	190.1 m.	49.8 %	192.0 m.	50.2 %

NB Linear frontages of corner shops exclude side frontages

Downend Town/District Centre East Side

August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
20	Badminton Rd	S	RT1	Lloyds TSB	Bank	A.2	13.0							
18a	Badminton Rd	S	RT1	Costa	Café	A.3	9.0							
18	Badminton Rd	S	RT1	HSBC	Bank	A.2	7.5							
18	Badminton Rd	S	RT1	Yorkshire Building Soc.	Building Society	A.2	6.0							
16	Badminton Rd	S	RT1	Motaparts	Car Accessories	A.1	6.0		6.0		66.9			
16	Badminton Rd	S	RT1	The Beehive	Café	A.3	3.0							
14	Badminton Rd	S	RT1	Golden Dragon	Takeaway	A.5	3.0							
12	Badminton Rd	S	RT1	Andrews	Estate Agents	A.2	6.0							
10	Badminton Rd	S	RT1	Besley Hill	Estate Agents	A.2	5.5							
8	Badminton Rd	S	RT1	Aisle of Style	Hairdressers	A.1	4.5		4.5		30.0	30.0		
8	Badminton Rd	S	RT1	Jameson Funeral Services	Funeral Director	A.1	4.5		4.5		48.0	48.0		
6	Badminton Rd	S	RT1	Intire	Estate Agents	A.2	8.0							
2-4	Badminton Rd	S	RT1	Sainsburys	Supermarket	A.1	16.0		16.0		371.6			371.6
	Downend Rd	S	RT1	Perfect Presents	Gift Shop	A.1	8.0		8.0		17.9	17.9		
	Downend Rd	S	RT1	The Horseshoe	Public House	A.4	33.0							
126	North Street	S	RT1	Nail & Beauty *	Beauty Salon	A.1	17.0		17.0		73.0	73.0		
124a	North Street	S	RT1	Residential	Residential	C.3	5.0							
124	North Street	S	RT1	Piece of Cake	Restaurant	A.3	9.4							
122a	North Street	S	RT1	Masters Barber Shop	Hairdressers	A.1	5.0		5.0		17.8	17.8		
77	North Street	S	RT1	Michael Nicholas	Estate Agents	A.2	4.0							
77	North Street	S	RT1	Built Up Property Ltd	Building Services	A.2	4.0							
77	North Street	S	RT1	Cherish Able Care **	Home Care	B.1	5.5							
9 - 25	Downend Rd	F		Residential	Residential	C.3								
27	Downend Rd	F		Danny's Barber Shop	Hairdresser	A.1					18.0	18.0		

Downend Town/District Centre East Side
August 2017

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres)		A.1 Frontage		Retail Floorspace (net sq.m)			
						Prim	Sec	Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
Downend Town/District Centre East Side: Totals						0.0	182.9	0.0	61.0	643.2	204.7	0.0	371.6

* Former office premises assumed new A1 use utilises whole ground and first floors ** Frontage provides access to first floor former hairdressers now home care office

Downend Town/District Centre West Side
August 2017

Address		Primary Secondary Fringe	LP Policy Area	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venienc
35	Badminton Rd	F		Residential	Residential	C.3								
33	Badminton Rd	P	RT9	Taylors	Estate Agents	A.2	6.6							
31a	Badminton Rd	P	RT9	Coco	Hairdresser	A.1	3.1	3.1			46.9	46.9		
31	Badminton Rd	P	RT9	Brownes	Café	A.3	4.2							
29	Badminton Rd	P	RT9	Crystal	Dry Cleaning	A.1	5.5	5.5			49.5	49.5		
27a	Badminton Rd	P	RT9	Good Fry Days	Fish and Chips	A.5	5.3							
27	Badminton Rd	P	RT9	Rajasthan Royal	Indian Restaurant	A.3	6.1							
25	Badminton Rd	P	RT9	Downend Tax Savers	Financial Consultants	A.2	6.1							
23	Badminton Rd	P	RT9	Adrian Dobinson	Opticians	A.1	6.0	6.0			70.0	70.0		
21	Badminton Rd	P	RT9	Italb	Restaurant	A.3	5.7							
17	Badminton Rd	P	RT9	Fabric Plus	Fabric Shop	A.1	11.7	11.7			73.0			
11b	Badminton Rd	P	RT9	Downend Cards & Gifts	Card/Gift Shop	A.1	5.4	5.4			26.9			
11a	Badminton Rd	P	RT9	Ocean	Estate Agents	A.2	12.6							
9	Badminton Rd	P	RT9	Freshly Ground	Café	A.3	6.3							
7	Badminton Rd	P	RT9	Well Pharmacy	Chemist	A.1	6.2	6.2			42.9			
5	Badminton Rd	P	RT9	Tamarind	Indian Restaurant	A.3	11.1							
3	Badminton Rd	P	RT9	St. Peters Hospice	Charity Shop	A.1	6.9	6.9			71.3			
1	Badminton Rd	P	RT9	Hazel Holly	Florist	A.1	6.1	6.1			29.6			29.6
2	Downend Rd	P	RT9	Melanie's Kitchen	Delicatessen	A.1	7.3	7.3			48.1			48.1
4	Downend Rd	P	RT9	Martins	Newsagents/PO	A.1	7.4	7.4			69.1			69.1
6	Downend Rd	P	RT9	CLIC Sargent	Charity Shop	A.1	6.8	6.8			165.4			

Downend Town/District Centre West Side
August 2017

Address		Primary Secondary Fringe	LP Policy Area	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venienc
6a	Downend Rd	P	RT9	Kustom Floors & Furniture	Furniture and flooring	A.1	13.2		13.2		225.8			
	Willow Centre	F		Co-op	Supermarket	A.1					1,440.0			1,440.0
6	Willow Centre	P	RT9	Cycle Route	Cycle Shop	A.1	18.7		18.7		153.0			
5	Willow Centre	P	RT9	Ladbrokes	Betting Office	A.2	6.1							
4	Willow Centre	P	RT9	Bride and Home	Bridal Shop	A.1	6.1		6.1		59.6			
3	Willow Centre	P	RT9	F. Norville Ltd	Opticians	A.1	6.1		6.1		34.7	34.7		
2	Willow Centre	P	RT9	First Choice/Thomson	Travel Agents	A.1	6.1		6.1		39.8	39.8		
1	Willow Centre	P	RT9	Craig Anthony's	Hairdresser	A.1	6.5		6.5		77.1	77.1		
22-30	Downend Rd	F		British Telecom	Telephone Exchange	S.G.								
32	Downend Rd	F		Love is in the Hair	Hairdresser	A.1					45.0	45.0		
32a	Downend Rd	F		Office entrance	Education centre	B.1								
34	Downend Rd	F		Top Groom	Dog Grooming	A.1					12.5	12.5		
36	Downend Rd	F		Tikka Raaz	Indian Restaurant	A.3								
38	Downend Rd	F		VACANT	Photographer	A.1							25.0	
38uf	Downend Rd	F		SG Unison	Trade Union Offices	B.1								
40	Downend Rd	F		The Best Connection	Employment Agency	A.2								
Downend Town/District Centre West Side: Totals							199.2	0.0	129.1	0.0	2,780.2	375.5	25.0	1,586.8
Downend Town/District Centre: Overall Totals							199.2	182.9	129.1	61.0	3,423.4	580.2	25.0	1,958.4

RETAILING IN EMERSONS GREEN TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Emersons Green Town/District Centre

Type	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	2	16.7	6,661.0	57.7
A.1 Comparison / Durable Functions *	8	66.7	4,718.8	40.9
A.1 Service Functions	2	16.7	163.5	1.4
A.1 Units Currently Occupied and Trading	12	100.0	11,543.3	100.0
A.1 Vacant Functions	0	0.0	0.0	0.0
Total No. A.1 Units	12	100	11,543.3	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)
 Floorspace percentages are based on the total available A.1 floorspace in Emersons Green Town/District Centre

Table 2: Assessment for Emersons Green Town/District Centre.

EMERSONS GREEN TOWN/ DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage						
Units 1 to 3		72.8 m.	72.8 m.	100.0 %	0.0 m.	0.0 %
Units 4 to 6		68.5 m.	68.5 m.	100.0 %	0.0 m.	0.0 %
Units SU5 to SU8 and Unit 7		104.3 m.	49.0 m.	47.0 %	55.3 m.	53.0 %
Sainsburys		95.0 m.	95.0 m.	100.0 %	0.0 m.	0.0 %
Total length of primary frontage		340.6 m.	285.3 m.	83.8 %	55.3 m.	16.2 %
Total length of secondary frontage		107.4 m.	26.5 m.	24.7 %	80.9 m.	75.3 %
Emersons Green Total		448.0 m.	311.8 m.	69.6 %	136.2 m.	30.4 %

NB Linear frontages of corner shops exclude side frontages

Emersons Green Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
		P	RT9	Sainsbury *	Supermarket	A.1	95.0		95.0		6,399.0			5,918.0
	Unit 1	P	RT9	Boots	Chemist	A.1	30.0		30.0		1,093.0			
	Unit 2	P	RT9	Poundworld	Discount goods	A.1	18.0		18.0		580.0			
	Unit 3	P	RT9	Lidl	Supermarket	A.1	24.8		24.8		743.0			743.0
				Subway	Sandwich pod	A.3								
				The Mill House	Pub	A.3								
				Bottegino's	Restaurant	A.3								
	Unit SU 1	S	RT1	Taylors	Estate Agent	A.2		9.3						
	Unit SU 2	S	RT1	Connells	Estate Agent	A.2		9.3						
	Unit SU 3	S	RT1	Keratin	Hair and Beauty	A.1		10.0	10.0		89.0	89.0		
	Unit SU 4	S	RT1	Halifax	Estate Agent	A.2		11.0						
	Unit SU 5	P	RT9	Domino's	Pizza Takeaway	A.5	12.5							
	Unit SU 6	P	RT9	Ladbrookes	Bookmaker	A.2	12.5							
	Unit SU 7	P	RT9	Barclays	Bank	A.2	22.3							
	Unit SU 8a	P	RT9	Costa Coffee	Coffee Shop	A.3	8.0							
	Unit SU 8b	P	RT9	Classic Carpets Ltd	Carpets and Flooring	A.1	5.0		5.0		72.0			
	Unit 7	P	RT9	SportsDirect.com	Sports equipment	A.1	44.0		44.0		372.0			
	Unit 6	P	RT9	Peacocks	Clothes	A.1	21.5		21.5		743.0			
	Unit 5	P	RT9	Pets at Home/Poundland	Pet Shop/General Shop	A.1	22.5		22.5		743.0			
	Unit 4	P	RT9	Argos	Catalogue Store	A.1	24.5		24.5		558.0			
106	Emerson Way	S	RT1	Sue Ryder	Charity shop	A.1		8.5	8.5		76.8			
108	Emerson Way	S	RT1	Parks Hairdressers	Hairdresser	A.1		8.0	8.0		74.5	74.5		
110	Emerson Way	S	RT1	E/Green Dental Sgy	Dentist	D.1		8.2						
112	Emerson Way	S	RT1	Avenue	Café	A.3		8.2						

Emersons Green Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
114/116	Emerson Way	S	RT1	E/Green Vet Surgery	Vets	D.1	16.0							
118	Emerson Way	S	RT1	Let's Move UK	Estate Agent	A.2	19.0							
	Emerson Way**													
Emersons Green Town/District Centre: Totals							340.6	107.4	285.3	26.5	11,543.3	163.5	0.0	6,661.0

* Sainsburys also contains Supercuts hairdresser

** St Lukes House: Subdivision and C of U of part of the ground floor from B1 to 2 x A3 units, and 2 x A1 units (PK16/6822/F). Currently under construction (Aug'17).

Frontage measurement includes side frontage

RETAILING IN FILTON TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Filton Town/District Centre

Type	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	6	28.6	526.6	13.2
A.1 Comparison / Durable Functions *	9	42.9	2,731.0	68.6
A.1 Service Functions	3	14.3	94.7	2.4
A.1 Units Currently Occupied and Trading	18	85.7	3,352.3	84.2
A.1 Vacant Functions	3	14.3	629.3	15.8
Total No. A.1 Units	21	100	3,981.6	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)
 Floorspace percentages are based on the total available A.1 floorspace in Filton Town/District Centre

Table 2: Assessment for Filton Town/District Centre.

FILTON TOWN/DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage						
Shield Centre Units 1 to 3, 5, 6, 8, 9		81.7 m.	69.9 m.	85.6 %	11.8 m.	14.4 %
122a to 138 Gloucester Road		50.0 m.	25.5 m.	51.0 %	24.5 m.	49.0 %
1 to 8 Church View		39.3 m.	34.5 m.	87.8 %	4.8 m.	12.2 %
Total length of primary frontage		171.0 m.	129.9 m.	76.0 %	41.1 m.	24.0 %
Total length of secondary frontage		60.6 m.	9.2 m.	15.2 %	51.4 m.	84.8 %
Filton Total		231.6 m.	139.1 m.	60.1 %	92.5 m.	39.9 %

NB Linear frontages of corner shops exclude side frontages

Filton Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1 - 3 4	Shield Centre	P	RT9	Bristol Concorde	Restaurant	A.3	32.5	9.8	32.5	746.0				
	Shield Centre			Premier Inn	Hotel	C.1								
	Shield Centre			Snow and Rock	Outdoor Clothing	A.1								
	Shield Centre			Connells	Estate Agent	A.2								
5	Shield Centre	S	RT1	Filton Library	Library	D.1	12.8							
	Shield Centre	P	RT9	Gloden	Solarium	S.G								11.8
6	Shield Centre	P	RT9	Farm Foods	Frozen foods	A.1	13.7		13.7	378.0			378.0	
8	Shield Centre	P	RT9	Dreams	Beds	A.1	14.8		14.8	406.5				
9	Shield Centre	P	RT9	Bathstore	Bathroom shop	A.1	8.9		8.9	222.9				
7	Shield Centre			KFC	Restaurant	A.3								
10	Shield Centre			Frith Rugs	Rugs	A.1				220.0				
Unit A	Shield Centre			Home Bargains	Home goods and toys	A.1				926.0				
Unit B	Shield Centre			VACANT	N/A (new unit)	A.1						555.0		
122a	Gloucester Rd	P	RT9	Subway	Café	A.3	6.0							
122	Gloucester Rd	P	RT9	Vets 4 Pets	Veterinary Surgery	D.1	12.0							
124	Gloucester Rd	P	RT9	VACANT	Florist	A.1	5.0		5.0			32.5		
126-28	Gloucester Rd	P	RT9	The Reptile Zone	Pet Shop	A.1	9.0		9.0	62.7				
130	Gloucester Rd	P	RT9	VACANT	Solicitors	A.2	4.2							
132	Gloucester Rd	P	RT9	Buckleys	Sandwich bar	A.1	4.8		4.8	41.8			41.8	
134	Gloucester Rd	P	RT9	VACANT	Kitchen/Bathroom shop	A.1	4.5		4.5			41.8		
136	Gloucester Rd	P	RT9	Marcos Barber Shop	Hairdresser	A.1	2.2		2.2	41.8	41.8			
138	Gloucester Rd	P	RT9	VACANT	Chinese classes	S.G	2.3							
144	Gloucester Rd	S	RT1	Vaping Station	Vape supplies	A. 1		4.3	4.3	75.0				
146	Gloucester Rd	S	RT1	Golden Oriental	Takeaway	A.5		5.0						

Filton Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
148	Gloucester Rd	S	RT1	St Peter's Hospice	Charity Shop	A.1	4.9		4.9		34.8			
150	Gloucester Rd	S	RT1	Panahar	Indian Restaurant	A.3	9.6							
152	Gloucester Rd	S	RT1	Pizza Bello	Takeaway	A.5	4.5							
154	Gloucester Rd	S	RT1	Coral	Bookmakers	A.2	5.0							
156	Gloucester Rd	S	RT1	Dolphin Fish Bar	Takeaway	A.5	4.7							
4	Church Road	F		Nat West	Bank	A.2								
	Church Road	F		VACANT	Office	B.1								
8	Church View	P	RT9	Bristol Blinds	Blinds	A.1	4.8		4.8		37.2			
7	Church View	P	RT9	Chiropody/Podiatry Surgery	Clinic	D.1	4.8							
6	Church View	P	RT9	Chopps	Hair and Beauty Salon	A.1	5.0		5.0		27.9	27.9		
5	Church View	P	RT9	Specsavers	Optician	A.1	4.9		4.9		25.0	25.0		
4	Church View	P	RT9	Gales Farm Meats	Butcher	A.1	4.8		4.8		23.2			23.2
3	Church View	P	RT9	Martins	Post Office	A.1	5.0		5.0		27.8			27.9
2	Church View	P	RT9	The Sun	Newsagents	A.1	5.0		5.0		27.8			27.9
1	Church View	P	RT9	Downs	Bakers	A.1	5.0		5.0		27.9			27.9
Filton Town/District Centre: Totals							171.0	60.6	129.9	9.2	3,352.3	94.7	629.3	526.6

RETAILING IN HANHAM TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Hanham Town/District Centre

Type	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	9	27.3	1,150.5	50.7
A.1 Comparison / Durable Functions *	9	27.3	457.0	20.1
A.1 Service Functions	12	36.4	526.9	23.2
A.1 Units Currently Occupied and Trading	30	90.9	2,134.4	94.0
A.1 Vacant Functions	3	9.1	136.7	6.0
Total No. A.1 Units	33	100	2,271.1	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)

Floorspace percentages are based on the total available A.1 floorspace in Hanham Town/District Centre

Table 2: Assessment for Hanham Town/District Centre.

HANHAM TOWN/DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage						
33-77 High Street (north side)		204.3 m.	105.6 m.	51.7 %	98.7 m.	48.3 %
46-86 High Street (south side)		139.1 m.	67.8 m.	48.7 %	71.3 m.	51.3 %
Total length of primary frontage		343.4 m.	173.4 m.	50.5 %	170.0 m.	49.5 %
Total length of secondary frontage		177.7 m.	0.0 m.	0.0 %	177.7 m.	100.0 %
Hanham Total		521.1 m.	173.4 m.	33.3 %	347.7 m.	66.7 %

NB Linear frontages of corner shops exclude side frontages

Hanham Town/District Centre North Side

August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
15	High Street	F		VACANT	Motor Cycle & Spares	A.1							29.3	
17-29	High Street	F		Residential	Residential	C.3								
33-39	High Street	P	RT9	Co-operative	Supermarket	A.1	37.3		37.3		200.1			200.1
41-43	High Street	P	RT9	Lloyds TSB	Bank	A.2	13.0							
45	High Street	P	RT9	Matts Place	Barbers	A.1	5.3		5.3		80.6	80.6		
47	High Street	P		The Italian Kitchen	Restaurant	A.3	5.0							
49	High Street	P	RT9	Every Step Financial	Financial Services	A.2	6.2							
51	High Street	P	RT9	S H Family Law	Solicitors	A.2	6.0							
51a	High Street	P	RT9	Kingswood Accommodation	Letting Agents	A.2	5.0							
51c	High Street	P	RT9	Hanham TV Aerials	TV aerials etc	A.2	5.0							
51b	High Street	P	RT9	Residential	Residential	C.3	11.0							
	High Street	P	RT9	Jolly Sailor	Public House	A.4	17.5							
53	High Street	P	RT9	Style Creation	Solarium	A.1	7.0		7.0		57.6	57.6		
55	High Street	P	RT9	Residential	Residential	C.3	11.0							
57	High Street	P	RT9	Ninos	Hairdressers	A.1	5.5		5.5		14.4	14.4		
59	High Street	P	RT9	Pzazz	Card shop	A.1	6.0		6.0		12.5			
61	High Street	P	RT9	Curry Night	Takeaway	A.5	7.0							
61a	High Street	P	RT9	Sticky Fingers Bakehaus	Bakers	A.1	5.0		5.0		37.2			37.2
61b	High Street	P	RT9	Wallace Barbers	Barbers	A.1	5.0		5.0		37.6	37.6		
61b/uf	High Street	P	RT9	VACANT	Hairdressers	A.1							45.2	
63	High Street	P	RT9	Four Eyes	Opticians	A.1	6.0		6.0		33.5	33.5		
65a	High Street	P	RT9	Fleur-tations	Florist	A.1	5.0		5.0		23.3			23.3

Hanham Town/District Centre North Side

August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
65	High Street	P	RT9	Happy Nails	Beauty	A.1	5.0		5.0		34.9	34.9		
67	High Street	P	RT9	Joseph Hannah	Hairdressers	A.1	4.5		4.5		32.4	32.4		
69	High Street	P	RT9	VACANT	Clothes / Embroiderers	A.1	4.5		4.5				62.2	
71	High Street	P	RT9	Alderwick	Funeral Directors	A.1	4.5		4.5		42.3	42.3		
73	High Street	P	RT9	Premier/Hanham Stores	General Store	A.1	5.0		5.0		34.0			34.0
75	High Street	P	RT9	Aroma	Café	A.3	5.0							
77	High Street	P	RT9	Vibe Properties	Estate Agents	A.2	7.0							
81-85	High Street	S	RT1	Residential	Residential	C.3		14.0						
87	High Street	S	RT1	Flower and Co	Accountants	B.1		4.0						
89	High Street	S	RT1	Residential	Residential	C.3		4.0						
91-97	High Street	S	RT1	Residential	Residential	C.3		9.5						
99	High Street	S	RT1	Residential	Residential	C.3		5.0						
101	High Street	S	RT1	Residential	Residential	C.3		4.7						
103	High Street	F		Mace	Post Office/Shop	A.1					17.7			17.7
105-9	High Street	F		Residential	Residential	C.3								
111	High Street	F		Ian S.E. Wiltshire	Surveyor / Accountant	A.2								
111/uf	High Street	F		Legally Secure	Legal Services	A.2								
113-21	High Street	F		Residential	Residential	C.3								
123-25	High Street	F		Shaunak	Chemists	A.1					90.9			
127	High Street	F		Nat West	Bank	A.2								
129-35	High Street	F		Lidl	Supermarket	A.1					750.0			750.0
137	High Street	F		PLH Tools	Power Tool Supplies	A.1					17.3			
Hanham Town/District Centre North Side: Totals							204.3	41.2	105.6	0.0	1516.3	333.3	136.7	1062.3

Hanham Town/District Centre South Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1	Maypole Sq	F		Residential	Residential	C.3								
26a	High Street	S	RT1	The Maypole	Public House	A.4		17.5						
28	High Street	S	RT1	Chilli Inn	Indian Restaurant	A.3		6.5						
30-38	High Street	S	RT1	Residential	Residential	C.3		24.0						
40	High Street	S	RT1	Residential	Residential	C.3		4.0						
42	High Street	S	RT1	Bristol Chiropractic Clinic	Chiropracter	D.1		4.0						
46	High Street	P	RT9	Hanham Flooring	Flooring	A.1	9.6		9.6		47.9			
48	High Street	P	RT9	Kenneth and Edwards	Surveyor & Architecture	B.1	5.5							
50	High Street	P	RT9	Bristol Haze Vape Centre	Vape shop	A.1	5.0		5.0		28.1			
52	High Street	P	RT9	M. Kelly & Co	Solicitors	A.2	5.0							
54	High Street	P	RT9	D.W.Smith & Co	Estate Agents	A.2	4.0							
54a	High Street	P	RT9	Hair & Beauty	Hair and Beauty	A.1	4.0		4.0		40.9	40.9		
54b	High Street	P	RT9	St Peter's Hospice	Charity Shop	A.1	4.0		4.0		31.5			
56	High Street	P	RT9	Parsons Bakery	Bakery	A.1	5.5		5.5		39.0			39.0
58	High Street	P	RT9	Barnetts	Estate Agents	A.2	5.2							
60	High Street	P	RT9	Chris Skidmore MP	Walk-in Surgery	A.2	5.5							
62	High Street	P	RT9	Mama Bear's Day Nursery	Day Nursery - office entrance	B.1	1.8							
62	High Street	P	RT9	John Wood's Cycles	Cycles	A.1	7.0		7.0		49.4			
62	High Street	P	RT9	Coral	Betting Shop	A.2	8.5							
62a	High Street	P	RT9	Residential (entrance)	Residential	C.3	2.0							
62a	High Street	P	RT9	Moorfield	Estate Agents	A.2	5.0							
64	High Street	P	RT9	Flawless	Beauty Salon	A.1	4.2		4.2		38.9	38.9		
64	High Street	P	RT9	Residential (entrance)	Residential	C.3	1.2							
66	High Street	P	RT9	Sassy	Hairdressers	A.1	4.0		4.0		48.0	48.0		
68	High Street	P	RT9	High St Dental Practice	Dental Surgery	D.1	5.5							

Hanham Town/District Centre South Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
70	High Street	P	RT9	Browns	Café	A.3	5.0							
72	High Street	P	RT9	Hanham Florist	Florist	A.1	5.0		5.0		19.5			19.5
74	High Street	P	RT9	Balloon Fever	Party shop	A.1	5.5		5.5		50.3			
76	High Street	P	RT9	Gilbertson Cope	Letting Agency	A.2	5.5							
78	High Street	P	RT9	Charcoal Grill	Burger Bar	A3/A5	5.0							
80	High Street	P	RT9	VACANT	Office	B.1	5.0							
80a	High Street	P	RT9	Office entrance	Office entrance	B.1	1.6							
82-86	High Street	P	RT9	AS Golding	Hardware / Crafts	A.1	14.0		14.0		129.1			
88	High Street	S	RT1	VACANT	Bank	A.2		12.5						
90	High Street	S	RT1	MPK Lofts	Housing Services	A.2		5.0						
92-94	High Street	S	RT1	Residential	Residential	C.3		8.0						
96-98	High Street	S	RT1	Residential	Residential	C.3		8.0						
100-14	High Street	S	RT1	Residential	Residential	C.3		47.0						
	High Street	F		Hanham Folk Centre	Community Centre	D.1								
	High Street	F		Hanham Youth Centre	Youth Centre	D.1								
	High Street	F		Hanham Library	Library	D.1								
128-30	High Street	F		VACANT	Nursery School	D.1								
132	High Street	F		Residential	Residential	C.3								
134	High Street	F		Tollgate Hire	Car/Van Hire	S.G								
136	High Street	F		The Sandwich Shop	Snack shop	A.1					29.7			29.7
138	High Street	F		Mad House	Tattoo and Piercing	S.G								
140	High Street	F		Mode	Hairdressers	A.1					65.8	65.8		
Hanham Town/District Centre South Side: Totals							139.1	136.5	67.8	0.0	618.1	193.6	0.0	88.2
Hanham Town/District Centre: Overall Totals							343.4	177.7	173.4	0.0	2,134.4	526.9	136.7	1,150.5

RETAILING IN KINGSWOOD TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Kingswood Town/District Centre

Type	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	15	17.4	2,969.1	27.5
A.1 Comparison / Durable Functions *	39	45.3	6,158.0	56.9
A.1 Service Functions	21	24.4	945.8	8.7
A.1 Units Currently Occupied and Trading	75	87.2	10,072.9	93.2
A.1 Vacant Functions	11	12.8	740.2	6.8
Total No. A.1 Units	86	100	10,813.1	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)

Floorspace percentages are based on the total available A.1 floorspace in Kingswood Town/District Centre

Table 2: Assessment for Kingswood Town/District Centre.

KINGSWOOD TOWN/DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage						
Kingswood SC, and 37-43 Regent Street		336.5 m.	307.5 m.	91.4 %	29.0 m.	8.6 %
1-33 Regent Street (north side)		98.5 m.	60.0 m.	60.9 %	38.5 m.	39.1 %
63-123 Regent Street (north side)		160.0 m.	90.7 m.	56.7 %	69.3 m.	43.3 %
8-74 Regent Street (south side)		185.7 m.	123.4 m.	66.5 %	62.3 m.	33.5 %
Total length of primary frontage		780.7 m.	581.6 m.	74.5 %	199.1 m.	25.5 %
Total length of secondary frontage		422.8 m.	103.9 m.	24.6 %	318.9 m.	75.4 %
Kingswood Total		1,203.5 m.	685.5 m.	57.0 %	518.0 m.	43.0 %

NB Linear frontages of corner shops exclude side frontages

Kingswood Town/District Centre North Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
377-9	Two Mile Hill P	S	RT1	Besley Hill	Estate Agents	A.2		19.7						
377-9	Two Mile Hill	S	RT1	Batchelor Sharp (U/F)	Solicitors	A.2								
381	Two Mile Hill P	S	RT1	Bachelor Sharp	Solicitors	A.2		4.5						
383	Two Mile Hill P	S	RT1	M Ledbury & Companies	Solicitors	B.1		5.0						
385	Two Mile Hill P	S	RT1	Besley Hill	Estate Agents	A.2		5.5						
387	Two Mile Hill P	S	RT1	Salvation Army	Charity Shop	A.1		4.0		4.0	69.8			
389	Two Mile Hill P	S	RT1	VACANT	Hairdresser	A.1		3.0		3.0			37.4	
391	Two Mile Hill P	S	RT1	Queens Boutique	Beauty Salon	A.1		5.3		5.3	15.2	15.2		
393	Two Mile Hill P	S	RT1	Cutz & Fadez	Hairdresser	A.1		3.2		3.2	16.0	16.0		
1	Regent St	P	RT9	Connell's	Estate Agents	A.2	9.5							
1a	Regent St	P	RT9	Cutz and Fadez	Barbers	A.1	5.5		5.5		83.6	83.6		
1b, 3	Regent St	P	RT9	J.A. Zahringer	Jewellers	A.1	9.5		9.5		62.5			
5	Regent St	P	RT9	St. Peters Hospice	Charity Shop	A.1	5.0		5.0		29.4			
7	Regent St	P	RT9	Norton Tax Shop	Financial services	A.2	5.0							
9	Regent St	P	RT9	The Jewellery Market	Jewellery shop	A.1	5.0		5.0		37.6			37.6
11	Regent St	P	RT9	Alderwick	Funeral Directors	A.1	5.0		5.0		67.5	67.5		
13	Regent St	P	RT9	Hotcha	Takeaway	A.3	5.0							
15	Regent St	P	RT9	Decadence	Hairdressers	A.1	4.5		4.5		54.5	54.5		
17	Regent St	P	RT9	Craft Design	Arts & Crafts	A.1	5.0		5.0		65.5			
19	Regent St	P	RT9	Peri Peri Grill	Takeaway	A.5	4.5							
21	Regent St	P	RT9	Brunel Care	Care & Support Services	B.1	5.0							
23	Regent St	P	RT9	VACANT	Farm Shop	A.1	5.0		5.0				51.5	
25	Regent St	P	RT9	Centre of Attention	Beauty Salon	A.1	5.0		5.0		23.8	23.8		
27	Regent St	P	RT9	Nationwide	Building Society	A.2	4.5							

Kingswood Town/District Centre North Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
29	Regent St	P	RT9	British Heart Fndation	Charity Shop	A.1	5.5		5.5		62.3			
31	Regent St	P	RT9	Sunny Nails	Beauty Salon	A.1	5.0		5.0		35.2	35.2		
33	Regent St	P	RT9	VACANT	Estate Agents	A.2	5.0							
1a	Downend Rd	F		Kestrel Galleries	Art Materials	A.1					27.2			
2	Downend Rd	F		Emmaus Popup	Second hand goods	A.1					251.0			
2a	Downend Rd	F		Daniel Woodman & Co	Solicitors	A.2								
37-39	Regent St	P	RT9	Shaws	Drapers	A.1	8.0		8.0		76.5			
41-43	Regent St	P	RT9	Iceland	Frozen Food	A.1	13.0		13.0		418.0			418.0
1	Kingsw'd SC	P	RT9	Greggs	Bakers	A.1	5.5		5.5		71.0			71.0
2a	Kingsw'd SC	P	RT9	Card Factory	Cards and Gifts	A.1	5.5		5.5		77.0			
2b	Kingsw'd SC	P	RT9	VACANT	Charity Shop	A.1	5.5		5.5				79.9	
3-4	Kingsw'd SC	P	RT9	New Look	Clothes (women's)	A.1	11.0		11.0		164.3			
5	Kingsw'd SC	P	RT9	Billing Pharmacy	Chemist	A.1	28.0		28.0		170.5			
5b	Kingsw'd SC	P	RT9	Parsons	Bakery	A.1	5.5		5.5		54.2			54.2
6	Kingsw'd SC	P	RT9	Car Phone Warehouse	Mobile Phones	A.1	5.5		5.5		47.4			
7	Kingsw'd SC	P	RT9	Centre of Attention	Beauty Salon	A.1	5.5		5.5		41.7	41.7		
8-9	Kingsw'd SC	P	RT9	P V Turners	Greengrocers	A.1	11.0		11.0		75.1			75.1
10-11	Kingsw'd SC	P	RT9	Boots	General Retail/Chemist	A.1	31.0		31.0		557.4			
12	Kingsw'd SC	P	RT9	Wilkinson	General Store	A.1	51.0		51.0		1500.0			
13	Kingsw'd SC	P	RT9	Sainsburys	Supermarket	A.1	50.5		50.5		1765.0			1765.0
14	Kingsw'd SC	P	RT9	Holland & Barrett	Health Shop	A.1	10.0		10.0		89.1			89.1
15	Kingsw'd SC	P	RT9	Halifax/RBS	Bank	A.2	5.0							
16	Kingsw'd SC	P	RT9	W.H. Smith	Stationery / Retail	A.1	16.5		16.5		334.5			
17	Kingsw'd SC	P	RT9	Just Beauty	Clothes and Beauty Products	A.1	11.0		11.0		39.9			
18	Kingsw'd SC	P	RT9	Costa	Coffee shop	A.3	11.5							

Kingswood Town/District Centre North Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
19	Kingsw'd SC	P	RT9	Vision Express	Opticians	A.1	5.5		5.5		33.1			
20	Kingsw'd SC	P	RT9	Specsavers	Opticians	A.1	5.5		5.5		54.0	54.0		
21	Kingsw'd SC	P	RT9	VACANT	Mobile Phones	A.1	5.5		5.5				60.0	
21b	Kingsw'd SC	P	RT9	First Choice/Thomson	Travel Agent	A.1	5.5		5.5		60.0	60.0		
22a	Kingsw'd SC	P	RT9	Kingswood Florist	Florist	A.1	3.0		3.0		5.8			5.8
22b	Kingsw'd SC	P	RT9	Timpson	Shoe Repairs	A.1	3.0		3.0		5.8	5.8		
22	Kingsw'd SC	P	RT9	Quest	Women's Clothes	A.1	5.5		5.5		38.0			
23	Kingsw'd SC	P	RT9	Santander	Building Society	A.2	12.5							
	Kingsw'd SC			Boswells	Café	A.3								
63-67	Regent St	P	RT9	Chasers	Public House/Nightclub	A.4	12.0							
69	Regent St	P	RT9	World of Cards & News	Cards/Newsagent	A.1	7.0		7.0		77.8			77.8
71-73	Regent St	P	RT9	The Sun	Amusement Arcade	S.G	7.5							
75	Regent St	P	RT9	Diamond Kebabs	Hot Food Takeaway	A.5	5.0							
77	Regent St	P	RT9	Pizza Primo	Hot Food Takeaway	A.5	4.5							
79-81	Regent St	P	RT9	HSBC	Bank	A.2	8.5							
85	Regent St	P	RT9	Age UK	Charity Shop	A.1	6.0		6.0		44.9			
87	Regent St	P	RT9	VACANT	Café/Bar	A.4	5.0							
89	Regent St	P	RT9	Fuzchias	Hairdresser	A.1	5.0		5.0		28.2	28.2		
91	Regent St	P	RT9	Antico	Restaurant	A.3	6.5							
93	Regent St	P	RT9	Kingswood Food & Wine	Convenience store	A.1	5.0		5.0		37.9			37.9
95	Regent St	P	RT9	B F Discounts	Discount store	A.1	5.0		5.0		37.4			
95a	Regent St	P	RT9	Lyons Rounsfell	Solicitors' Entrance	B.1	1.4							
97	Regent St	P	RT9	St Peters Hospice	Charity Shop	A.1	6.5		6.5		64.8			
97a	Regent St	P	RT9	Whitfield Tabernacle	Church	D.1	5.0							
99	Regent St	P	RT9	Reflections	Hairdressers	A.1	6.5		6.5		77.4	77.4		

Kingswood Town/District Centre North Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
101	Regent St	P	RT9	Rainbow	Bakery	A.1	5.0		5.0		15.8			15.8
103a	Regent St	P		VACANT	Kickboxing Club (Ent)	D.2	1.4							
103	Regent St	P	RT9	William Hill	Bookmakers	A.2	7.5							
105	Regent St	P	RT9	Kingswood Kards	News/Tobacconist	A.1	5.0		5.0		59.9			59.9
107-9	Regent St	P	RT9	CM ³	Card/Discount store	A.1	7.6		7.6		174.8			
107-9	Regent St	P	RT9	Tan Fast (Entrance)	Suntan Centre	A.1	1.4		1.4		136.9	136.9		
111	Regent St	P	RT9	Barcan + Kirby	Solicitors	A.2	5.0							
111-17	Regent St	P	RT9	Sue Ryder	Charity Shop	A.1	13.2		13.2		237.4			
119	Regent St	P	RT9	MPRC Mobile Repair	Mobile repair shop	A.1	5.5		5.5		44.0			
121	Regent St	P	RT9	Life	Charity Shop	A.1	6.0		6.0		74.5			
123	Regent St	P	RT9	Cut & Run	Hairdresser	A.1	6.0		6.0		10.4	10.4		
1-7	High Street	S	RT1	VACANT	Convenience/Chemist	A.1		18.0		18.0			275.3	
9	High Street	S	RT1	VACANT	Nutritional Centre	A.1		5.3		5.3			55.0	
9a	High Street	S	RT1	Residential	Residential	C.3		1.1						
11	High Street	S	RT1	Residential **	Residential	C.3		1.5						
13	High Street	S	RT1	VACANT	Car Alarms	A.1		4.8		4.8			18.9	
15	High Street	S	RT1	The Kings Centre	Office	B.1		8.0						
21-23	High Street	S	RT1	COCO's	Café	A.3		12.5						
25	High Street	S	RT1	Do My Nails	Nail Salon	A.1		5.0		5.0	23.8	23.8		
27	High Street	S	RT1	Kings Tandoori	Restaurant	A.3		4.5						
29	High Street	S	RT1	Caring Comes 1st	Care & Support Services	A.2		6.0						
	High Street	S	RT1	Residential Entrance	Residential Entrance	C.3		3.0						
31	High Street	S	RT1	Oak Estates	Office - Property	A.2		5.8						
	High Street	S	RT1	Driveway	Driveway	-		5.4						

Kingswood Town/District Centre North Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
	High Street	S	RT1	Residential Entrance	Residential Entrance	C.3		2.4						
33	High Street	S	RT1	Orchid Thai Spa	Beauty Salon	A.1		5.8		5.8	60.0	60.0		
37	High Street	S	RT1	Residential	Residential	C.3		4.5						
39	High Street	S	RT1	VACANT	Cold Food Takeaway	A.1		6.0		6.0			17.6	
41	High Street	S	RT1	Raymarsh Ford UK	Chartered Accountants	A.2		6.5						
43	High Street	S	RT1	Residential	Residential	C.3		7.0						
45	High Street	S	RT1	Adam Lee	Hair & Beauty Salon	A.1		5.0		5.0	41.8	41.8		
47	High Street	S	RT1	VACANT	Walk-In Surgery	S.G.		4.5						
49	High Street	S	RT1	Roy Peddy	Funeral Directors	A.2		3.0						
							595.0	175.8	458.2	65.4	7827.1	835.8	595.6	2707.2

* (1a Regent Street) Temporary closure due to essential building repairs

** PK05/1684/F conversion form day nursery to residential flats

Kingswood Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
382-6	Two Mile Hill Rd	S	RT1	Job Centre	Job Centre	A.2	25.0							
2-6	Regent Street	S	RT1	K-Wood Autopart	Motor Accessories	A.1	17.5		17.5		223.0			
8	Regent Street	P	RT9	CJ Hole	Letting Agents	A.2	5.0							
10	Regent Street	P	RT9	Dominos Pizza	Takeaway	A.5	5.1							
12	Regent Street	P	RT9	VACANT	Bridal Shop	A.1	5.2		5.2				34.9	
14-16	Regent Street	P	RT9	Care Plus Mobility	Mobility Specialists	A.1	10.1		10.1		100.0			
18	Regent Street	P	RT9	Good Timez	Fancy Goods/T-Shirt Print	A.1	4.9		4.9		62.7			
20	Regent Street	P	RT9	Smart Phones	Mobile Phones	A.1	4.9		4.9		42.8			
22(ent)	Regent Street	P	RT9	Residential	Residential	C.3	1.3							
22	Regent Street	P	RT9	Convert 2 Cash	Used Goods	A.1	3.4		3.4		35.4			
24	Regent Street	P	RT9	House and Co	Estate Agent	A.2	5.6							
26-30	Regent Street	P	RT9	Store Twenty One	Discount Store	A.1	19.8		19.8		487.7			
34	Regent Street	P	RT9	La Passione	Italian Restaurant	A.3	9.1							
36	Regent Street	P	RT9	Casino Slots	Amusement Centre	S.G	5.4							
38	Regent Street	P	RT9	Fresco	Fishmarket	A.1	5.4		5.4		70.9			70.9
40	Regent Street	P	RT9	Thomas Cook	Travel Agents	A.1	5.5		5.5		34.9	34.9		
42-42a	Regent Street	P	RT9	Co-Operative	Bank	A.2	7.3							
44	Regent Street	P	RT9	PDSA	Charity Shop	A.1	9.6		9.6			44.9		
46-48	Regent Street	P	RT9	Shoe Zone	Shoe Shop	A.1	9.6		9.6		76.4			
50	Regent Street	P	RT9	VACANT	Bakers	A.1	5.2		5.2				37.5	
52-54	Regent Street	P	RT9	Bristish Heart Foundation	Furniture and Electrical	A.1	10.3		10.3		334.5			
56	Regent Street	P	RT9	Savers	Value shop	A.1	11.9		11.9		131.7			
58	Regent Street	P	RT9	VACANT	Building Society	A.2	8.2							

Kingswood Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
60	Regent Street	P	RT9	Residential	Residential	C.3	2.3							
62	Regent Street	P	RT9	Humbugs	Sweet Shop	A.1	3.4		3.4		30.0			30.0
64-66	Regent Street	P	RT9	Creed Bet	Betting Office	A.2	8.0							
68	Regent Street	P	RT9	Game Scene UK	Computer Games	A.1	4.9		4.9		23.7			
70	Regent Street	P	RT9	Vapour Hut	E Cigarette Bar	A.1	4.7		4.7		23.7			
72	Regent Street	P	RT9	Cheques and Change	Pawnbrokers	A.1	4.6		4.6		90.6			
74	Regent Street	P	RT9	Taylors	Estate Agents	A.2	5.0							
2C	Moravian Road	F		The Fostering Foundation	Foster care information	A.2								
2B	Moravian Road	F		Ian Wallace	Hairdressers	A.1					30.2	30.2		
2A	Moravian Road	F		Ladbrokes	Betting Shop	A.2								
4	Moravian Road	F		vapourgeneration	E-Cigarette retailer	A.1					25.0			
6	Moravian Road	F		Body Matters	Chiropractor	D.1								
78	Regent Street	S	RT1	Barclays	Bank	A.2		7.0						
80	Regent Street	S	RT1	Cash Converters	Pawnbrokers	A.1		6.0	6.0		75.8			
80a	Regent Street	S	RT1	Tables	Café/Takeaway	A.5		6.0						
82	Regent Street	S	RT1	Subway	Sandwich Bar	A.1		6.0	6.0		161.0			161.0
84	Regent Street	S	RT1	Oldfield's	Fish & Chips	A.3		6.5						
86-88	Regent Street	S	RT1	Sheppards/Tick Tock	Solicitors/Day Nursery	A.2		13.0						
	Regent Street	S	RT1	United Church	Church	D.1		6.0						
90-92	Regent Street	S	RT1	Nat West	Bank	A.2		19.5						
94-96	Regent Street	S	RT1	Kingswood Colliers	Public House	A.4		23.5						
98	Regent Street	S	RT1	Indoor Market	Indoor Market	A.1		9.0	9.0		185.8			
100	Regent Street	S	RT1	VACANT	Accountants	B.1		10.0						

Kingswood Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1	Bank Road	F		USDAW	Office	B.1								
102	Regent Street	S	RT1	Lloyds TSB	Bank	A.2		19.0						
104	Regent Street	S	RT1	British Legion	Social Club	D.2		27.0						
2-4	Hanham Road	F		VACANT	Opticians	A.1							72.2	
	Hanham Road	F		VACANT	Financial Services	A.2								
	Hanham Road	F		VACANT *	Health Care	B.1								
	Hanham Road	F		Post Office	Main Post Office	A.1								
	High Street	S	RT1	VACANT	Phone Exchange	B.1		24.5						
	High Street	S	RT1	Kings Arms	Public House	A.4		21.5						
Kingswood Town/District Centre South Side: Totals							185.7	247.0	123.4	38.5	2,245.8	110.0	144.6	261.9
Kingswood Town/District Centre: Overall Totals							780.7	422.8	581.6	103.9	10,072.9	945.8	740.2	2,969.1

* PK16/4214/F Demolition of existing building and erection of 9 flats (Building demolished at time of survey)


Edge of Centre Stores - Kingswood

Occupant	Function	Location	Net Floorspace (sq.m)	Gross Floorspace (sq.m)	Car Parking Spaces
Co-op	Foodstore *	Halls Road, Kingswood	2,000 (est)	2,543 (est)	240
Pound-Stretcher Extra	Discount Store *	Halls Road, Kingswood	500 (est)	604 (est)	(shared with Co-op)
Totals			2,500	3,147	240

Notes:

Floorspace - Unless otherwise stated data obtained from telephone survey conducted with store managers/head offices.

(est) = Estimated net floorspace of 80% of recorded gross floorspace, or estimated gross floorspace to be 20% higher than the recorded net floorspace.

 Details obtained from planning application records.

Car parking spaces - Unless otherwise stated obtained from on site survey count

* At time of survey demolition had been completed and construction underway for new Lidl store PK15/5213/F (1,689 sq m Net floorspace)

RETAILING IN STAPLE HILL TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Staple Hill Town/District Centre

	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	18	20.7	2,317.9	32.9
A.1 Comparison / Durable Functions *	37	42.5	3,064.4	43.5
A.1 Service Functions	26	29.9	1,119.6	15.9
A.1 Units Currently Occupied and Trading	81	93.1	6,501.9	92.2
A.1 Vacant Functions	6	6.9	550.1	7.8
Total No. A.1 Units	87	100	7,052.0	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)
 Floorspace percentages are based on the total available A.1 floorspace in Staple Hill Town/District Centre

Table 2: Assessment for Staple Hill Town/District Centre.

STAPLE HILL TOWN/DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage						
1-39 Broad Street (north side)		115.5 m.	73.5 m.	63.6 %	42.0 m.	36.4 %
1-11 The Square (inclusive)		78.0 m.	61.5 m.	78.8 %	16.5 m.	21.2 %
2-60 Broad Street (south side)		181.0 m.	146.5 m.	80.9 %	34.5 m.	19.1 %
111-141 High Street (north side)		114.0 m.	46.0 m.	40.4 %	68.0 m.	59.6 %
58-130 High Street (south side)		246.4 m.	170.9 m.	69.4 %	75.5 m.	30.6 %
Total length of primary frontage		734.9 m.	498.4 m.	67.8 %	236.5 m.	32.2 %
Total length of secondary frontage		461.6 m.	271.0 m.	58.7 %	190.6 m.	41.3 %
Staple Hill Total		1,196.5 m.	769.4 m.	64.3 %	427.1 m.	35.7 %

NB Linear frontages of corner shops exclude side frontages

Staple Hill Town/District Centre North Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
65-69	High Street	S	RT1	Residential	Residential	C.3	20.0							
73/73a	High Street	S		PTG / Belle Personal Care	2 x Offices	B.1	7.0							
75	High Street	S	RT1	China China	Takeaway	A.5	5.0							
77	High Street	S	RT1	Curry Supreme	Takeaway	A.5	6.0							
79	High Street	S	RT1	Steak House	Restaurant	A.3	5.0							
81-89	High Street	S	RT1	Residential	Residential	C.3	27.5							
91	High Street	S	RT1	Octagon Heating Services	Heating Services	A.1	5.0		5.0		48.0			
93-95	High Street	S	RT1	Residential	Residential	C.3	10.0							
97	High Street	S	RT1	Ma Ma Thai	Takeaway	A.5	4.5							
99	High Street	S	RT1	Senator Mobile	Mobile Phones	A.1	5.0		5.0		18.9			
99a	High Street	S	RT1	Body Glow	Tanning Centre	S.G	4.0							
101	High Street	S	RT1	Staple Hill Tailoring	Tailors	A.1	4.3		4.3		40.0			
103	High Street	S	RT1	Salon 103	Hairdressers	A.1	4.2		4.2		39.0	39.0		
105	High Street	S	RT1	E-cigg UK	E-cigarette shop	A.1	5.0		5.0		25.1			
107	High Street	S	RT1	Sweet Treats	Sweet Shop	A.1	4.5		4.5		24.2			24.2
109	High Street	S	RT1	Top Nails	Beauty Salon	A.1	5.0		5.0		68.0	68.0		
111	High Street	P	RT9	Mamaris	Takeaway	A.5	5.0							
113	High Street	P	RT9	Richard Herne and Co	Solicitors	A.2	5.0							
115	High Street	P	RT9	Café Oasis	Coffee Shop	A.3	4.5							
117	High Street	P	RT9	Dickson	Interiors	A.1	6.0		6.0		28.0			
119	High Street	P	RT9	Staple Hill P.O.	Post Office	A.1	5.5		5.5		81.2			81.2
121	High Street	P	RT9	Paws	Animal Charity	A.1	5.0		5.0		23.0			
123	High Street	P	RT9	Blackhouse Bet	Betting Shop	A.2	6.5							
125	High Street	P	RT9	Star Fish Bar	Takeaway	A.3	7.0							

Staple Hill Town/District Centre North Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
127	High Street	P	RT9	Charlies	Hairdressers/Barber	A.1	6.5		6.5		26.0	26.0		
129	High Street	P	RT9	Miss Millies	Takeaway	A.5	6.5							
129a	High Street	P	RT9	Methodist Church	Church	D.1	16.0							
131	High Street	P	RT9	Proms and Pageants by Ceri	Special occasion dresses	A.1	9.5		9.5		60.2			
133	High Street	P	RT9	Residential	Residential	C.3	6.0							
135	High Street	P	RT9	AB Autos	Car Sales	S.G.	5.5							
137	High Street	P	RT9	Jasons Trading Post	Discount Store	A.1	13.5		13.5		170.3			
141	High Street	P	RT9	Mark Richard	Insurance	A.2	6.0							
1-3	Broad Street	P	RT9	William Hill	Betting Shop	A.2	11.0							
5	Broad Street	P	RT9	St Peter's Hospice	Charity Shop	A.1	5.0		5.0		55.0			
7-9	Broad Street	P	RT9	H.G.Harris	Funeral Directors	A.1	14.0		14.0		72.0	72.0		
11	Broad Street	P	RT9	Dream Café	Café	A.3	5.5							
13	Broad Street	P	RT9	VIP Dry Cleaning	Dry Cleaners	A.1	5.5		5.5		22.6	22.6		
15	Broad Street	P	RT9	Cold Beer Cave	Off Licence	A.1	5.0		5.0		37.6			37.6
17	Broad Street	P	RT9	Rose Takeaway	Takeaway	A.5	5.5							
19-21	Broad Street	P	RT9	Elite Mobility	Mobility Aids Shop	A.1	11.0		11.0		178.6			
	Broad Street	P	RT9	Salvation Army	Place of Worship	D.1	4.0							
23	Broad Street	P	RT9	Bitz 4 Cars	Car accessories	A.1	5.0		5.0		46.5			
25	Broad Street	P	RT9	Westbury Inks	Printing and supplies	A.1	5.5		5.5		49.0	49.0		
27	Broad Street	P	RT9	Greggs	Bakers	A.1	5.5		5.5		45.3			45.3
29	Broad Street	P	RT9	Jane Leighs	Hair and Beauty	A.1	5.5		5.5		50.0	50.0		
31	Broad Street	P	RT9	Denture Repairs	Dentist	D.1	5.5							
33	Broad Street	P	RT9	Chicken & Fish Bar	Takeaway	A.5	5.5							
35	Broad Street	P	RT9	Red Cross Shop	Charity Shop	A.1	6.0		6.0		52.0			
37	Broad Street	P	RT9	Christine Peters	Clothes	A.1	5.5		5.5		58.3			
39	Broad Street	P	RT9	Carpe Diem	Therapy Centre	D.1	5.0							

Staple Hill Town/District Centre North Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1	The Square	P	RT9	Dury and Tippet	Opticians	A.1	6.0		6.0		71.8	71.8		
2	The Square	P	RT9	Dury and Tippet	Opticians	A.1	6.0		6.0		29.4	29.4		
3-5	The Square	P	RT9	Iceland	Foodstore	A.1	17.0		17.0		622.0			622.0
6	The Square	P	RT9	Top 2 Bottom	Curtain Shop	A.1	12.5		12.5		378.0			
7	The Square	P	RT9	Elite Home Care	Home Care Plan Specialist	B.1	5.5							
8	The Square	P	RT9	Elite Home Care	Home Care Plan Specialist	D.1	5.5							
9	The Square	P	RT9	Blue Sky Café	Café	A.3	5.5							
10	The Square	P	RT9	Tooshay	Hair and Beauty	A.1	5.5		5.5		52.7	52.7		
11	The Square	P	RT9	Bunch	Florist	A.1	14.5		14.5		64.8			64.8
41	Broad Street	S	RT1	Residential/Library	Residential/Library	C3/D1		26.0						
47	Broad Street	S	RT1	Scammells Barber Shop	Barber shop	A.1		6.0			46.8	46.8		
49	Broad Street	S	RT1	Infinity Pro Fitness	Health foods	A.1		6.0			41.1			41.1
51	Broad Street	S	RT1	The Make Up Box	Make up shop	A.1		6.0			48.7			
53-55	Broad Street	S	RT1	BM Motoring Centre	Tyre & Exhausts	S.G		53.0						
57	Broad Street	S	RT1	VACANT	Bed Shop	A.1		8.3		8.3			151.0	
61	Broad Street	S	RT2	VACANT	Bed Shop	A.1		8.3		8.3			165.0	
	Broad Street	S	RT1	Staple Hill House	Offices	B.1		42.0						
69-73	Broad Street	S	RT1	Residential	Residential	C.3		13.5						
75	Broad Street	S	RT1	Residential	Residential	C.3		4.5						
Staple Hill Town/District Centre North Side: Totals							307.5	295.6	181.0	49.6	2674.1	527.3	316.0	916.2
Staple Hill Town/District Centre: Overall Totals							734.9	461.6	498.4	271.0	6501.9	1119.6	550.1	2317.9

Staple Hill Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	Conven- ience
50	High Street	S	RT1	Flat	Residential	C.3		5.0						
52	High Street	S	RT1	Diamond Cut	Hairdressers	A.1		5.0		5.0	49.7	49.7		
54	High Street	S	RT1	Residential	Residential	C.3		5.0						
56	High Street	S	RT1	Old Mail House	Public House	A.4		18.0						
58	High Street	P	RT9	VACANT	Bric a Brac	A.1	8.5		8.5				93.6	
60	High Street	P	RT9	Nailz	Nail Technician	A.1	6.0		6.0		60.2	60.2		
62	High Street	P	RT9	Tanz	Tanning shop	A.1	12.0		12.0	170.9	49.0	49.0		
62a	High Street	P	RT9	Fx Venue Styling	Event decoration	A.1	6.0		6.0		30.0			
62b	High Street	P	RT9	Staple Hill News	Newsagent/Off Licence	A.1	5.0		5.0		22.6			22.6
64-66	High Street	P	RT9	Residential	Residential	C.3	9.0							
68	High Street	P	RT9	The Vac Centre	Vacuum Cleaner Repairs	A.1	5.0		5.0		33.6	33.6		
70	High Street	P	RT9	Valkyrie Hair and Beauty	Hair and Beauty	A.1	5.0		5.0		20.5	20.5		
72-74	High Street	P	RT9	Polmedics	Dental Care	D.1	10.0							
76	High Street	P	RT9	Za Za Barbers	Barbers	A.1	6.0		6.0		38.2	38.2		
78	High Street	P	RT9	The Salon	Hairdressers	A.1	5.0		5.0		45.2	45.2		
80	High Street	P	RT9	Curry Centre	Takeaway	A.5	5.5							
82	High Street	P	RT9	Bristol Car Key Compan	Locksmiths	A.1	5.5		5.5		24.4			
84-86	High Street	P	RT9	The Staple Hill Oak	Public House	A.4	15.0							
88	High Street	P	RT9	Staple Hill Stores	Convenience Shop	A.1	8.5		8.5		76.0			76.0
90	High Street	P	RT9	Office	Office Entrance	A.2	1.5							
90a	High Street	P	RT9	Yummy	Jamaican Takeaway	A.5	2.0							
92	High Street	P	RT9	CLIC Sargent	Charity Shop	A.1	5.5		5.5		36.0			
94	High Street	P	RT9	Armstrong and North	Opticians	A.1	6.0		6.0		17.7	17.7		

Staple Hill Town/District Centre
South Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	Conven- ience
94a	High Street	P	RT9	Perfect Balance	Nail Parlour	A.1	6.0		6.0		15.1	15.1		
r/o 96	High Street	P	RT9	Forest Road Motors	Panel Beating etc	B.2	3.0							
96	High Street	P	RT9	SG Citizens Advice Bureau	Citizens Advice Bureau	A.2	9.5							
98	High Street	P	RT9	Boots	Chemist	A.1	6.0		6.0		39.5			
100	High Street	P	RT9	Spar	Convenience Shop	A.1	7.0		7.0		64.5			64.5
102	High Street	P	RT9	Charlie and Co	Hair and Beauty	A.1	4.5		4.5		36.0	36.0		
104	High Street	P	RT9	Skate & Ski	Ski and Leisure Wear	A.1	5.0		5.0		43.1			
106	High Street	P	RT9	BrandNewsed	Second hand clothing	A.1	6.2		6.2		90.0			
108	High Street	P	RT9	Tshirts 4 You	Clothing	A.1	6.2		6.2		90.0			
110	High Street	P	RT9	Sheen Studios	Arts & Crafts	A.1	5.5		5.5		49.6			
112	High Street	P	RT9	The Fruit Tree	Greengrocers	A.1	4.0		4.0		25.5			25.5
114	High Street	P	RT9	Don Hayes	Butchers	A.1	5.0		5.0		26.0			26.0
116	High Street	P	RT9	Vintage Vinnies	Ladies Clothes	A.1	5.5		5.5		29.9			
118	High Street	P	RT9	Eclipse Sewing	Clothing repairs	A.1	5.0		5.0		30.0	30.0		
120	High Street	P	RT9	ABC Blinds	Blind shop	A.1	5.0		5.0		61.6			
122	High Street	P	RT9	Premier	Convenience Shop	A.1	5.0		5.0		59.7			59.7
124	High Street	P	RT9	Lloyds TSB	Bank	A.2	10.0							
126	High Street	P	RT9	Cardiac Support Bristol Area	Charity Shop	A.1	5.0		5.0		64.8			
128	High Street	P	RT9	Express Shoe Repairs	Shoe Repairs/Shoes	A.1	6.0		6.0		106.6	106.6		
130	High Street	P	RT9	Portcullis	Public House	A.4	10.0							
1	Soundwell Rd	F		Residential	Residential	C.3								
3	Soundwell Rd	F		Chinese Kitchen	Takeaway	A.5								
5	Soundwell Rd	F		Carepride	Home Care	B.1								
7	Soundwell Rd	F		Norton Tax Shop	Financial Services	A.2								

Staple Hill Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	Conven- ience
9	Soundwell Rd	F		Logic Management Solutions	Recruitment Agency	A.2								
11	Soundwell Rd	F		Starlight	Hairdresser	A.1					31.9	31.9		
2	Broad Street	P	RT9	501 Bar	Bar	A.4	6.5							
4	Broad Street	P	RT9	Spencers	Jewellers	A.1	6.0		6.0		30.8			
6	Broad Street	P	RT9	The Card Shop	Card shop	A.1	6.0		6.0		63.3			
8	Broad Street	P	RT9	VACANT	Sports Shop	A.1	5.5		5.5				52.0	
10	Broad Street	P	RT9	VACANT	Chemist	A.1	5.5		5.5				73.0	
12	Broad Street	P	RT9	Staple Hill Computers	Computer Repair	A.2	5.0							
14	Broad Street	P	RT9	Health Scents	Health Foods	A.1	5.0		5.0		37.6			37.6
16	Broad Street	P	RT9	Staple Hill Bakery	Bakers	A.1	5.0		5.0		22.3			22.3
18	Broad Street	P	RT9	Spectrum	Accountants	A.2	5.0							
20	Broad Street	P	RT9	Card Plus	Gifts/Cards	A.1	5.0		5.0		39.5			
22	Broad Street	P	RT9	Brunt & Fussell	Estate Agents	A.2	5.5							
24-26	Broad Street	P	RT9	PDSA	Charity Shop	A.1	10.0		10.0		121.2			
28	Broad Street	P	RT9	Church's Newsagents	Newsagents	A.1	6.0		6.0		78.0			78.0
30	Broad Street	P	RT9	Armchair Carpets	Carpets	A.1	6.0		6.0		46.8			
32	Broad Street	P	RT9	Broad Street Motor Company	Used car sales	S.G	6.0							
34	Broad Street	P	RT9	Adams Burrows	Solicitors	A.2	6.5							
36a/b	Broad Street	P	RT9	Peppe's Barber Shop	Gents Hairdresser	A.1	6.5		6.5		39.0	39.0		
38	Broad Street	P	RT9	Cash 4 Clothes	Second Hand/Exchange Shop	A.1	6.0		6.0		24.0			
40	Broad Street	P	RT9	Farleys	Pet/Garden Supplies	A.1	6.0		6.0		55.1			
56	Broad Street	P	RT9	Original Factory Shop	Discount Store	A.1	36.0		36.0		548.1			
58-60	Broad Street	P	RT9	Tesco Metro	Supermarket	A.1	32.0		32.0		975.0			975.0
60a	Broad Street	S	RT1	Compass Project	New/Used Furniture	A.1		20.0		20.0	270.0			
62	Broad Street	S	RT1	King William IV	Public House	A.3		15.0						

Staple Hill Town/District Centre South Side August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	Conven- ience
64	Broad Street	S	RT1	Hodgson Kearney	Mortgage Services	A.2		5.0						
66-68	Broad Street	S	RT1	Residential	Residential	C.3		8.0						
70	Broad Street	S	RT1	Shadin	Indian Restaurant	A.3		5.0						
	Broad Street	S	RT1	Staple Hill Motoring Centre	Car Sales	S.G		18.0						
76	Broad Street	S	RT1	Red Lion	Public House	A.4		20.0						
80	Broad Street	S	RT1	Jaceys Clothing	Clothes Shop	A.1		6.0		6.0	60.0			
82	Broad Street	S	RT1	Page Park News	Newsagents	A.1		5.0		5.0	14.5			14.5
84	Broad Street	S	RT1	Dawns Hair Studio	Hairdressers	A. 1		4.5		4.5	19.6	19.6		
86	Broad Street	S	RT1	Tandoori Nights	Takeaway	A.5		4.5						
88	Broad Street	S	RT1	VACANT	Hairdressers	A.1		5.0		5.0			15.5	
90	Broad Street	S	RT1	Action Print	Printing	A.1/B.1		5.0		5.0	16.1			
92	Broad Street	S	RT1	Golden Palace	Takeaway	A.5		5.0						
94	Broad Street	S	RT1	Poppin Coffee Lounge	Café	A.3		7.0						
Staple Hill Town/District Centre South Side: Totals							427.4	166.0	317.4	221.4	3827.8	592.3	234.1	1401.7

RETAILING IN THORNBURY TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Thornbury Town/District Centre

Type	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	12	16.7	2,564.5	35.7
A.1 Comparison / Durable Functions *	38	52.8	3,190.0	44.4
A.1 Service Functions	17	23.6	1,133.9	15.8
A.1 Units Currently Occupied and Trading	67	93.1	6,888.4	95.8
A.1 Vacant Functions	5	6.9	302.7	4.2
Total No. A.1 Units	72	100	7,191.1	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)

Floorspace percentages are based on the total available A.1 floorspace in Thornbury Town/District Centre

Table 2: Assessment for Thornbury Town/District Centre

THORNBURY TOWN/DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage Policy						
High Street Odd No's 1-53		191.5 m.	109.7 m.	57.3 %	81.8 m.	42.7 %
High Street Even No's 14-28		72.5 m.	48.5 m.	66.9 %	24.0 m.	33.1 %
St Mary Street Odd No's 9-25b		113.7 m.	75.5 m.	66.4 %	38.2 m.	33.6 %
St Mary Street Even No's 14-16		12.4 m.	12.4 m.	100.0 %	0.0 m.	0.0 %
St Mary's Way Odd No's 1-11		96.4 m.	90.9 m.	94.3 %	5.5 m.	5.7 %
St Mary's Way Even No's 2-16		85.3 m.	85.3 m.	100.0 %	0.0 m.	0.0 %
Horseshoe Lane Odd No's 1-7		44.8 m.	44.8 m.	100.0 %	0.0 m.	0.0 %
Horseshoe Lane Even No's 2-10		30.4 m.	24.9 m.	81.9 %	5.5 m.	18.1 %
The Plain No's 1-4 (inclusive)		48.8 m.	29.1 m.	59.6 %	19.7 m.	40.4 %
Total length of primary frontage		695.8 m.	521.1 m.	74.9 %	174.7 m.	25.1 %
Total length of secondary frontage		394.3 m.	55.2 m.	14.0 %	339.1 m.	86.0 %
Thornbury Total		1,090.1 m.	576.3 m.	52.9 %	513.8 m.	47.1 %

NB Linear frontages of corner shops include side frontages

Thornbury Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
16-50	Castle Street	F		Residential	Residential	C.3								
14	Castle Street	F		Bank Cottage	Dentist	D.1								
10-12	Castle Street	F		Residential	Residential	C.3								
8	Castle Street	F		Residential	Residential	C.3								
6	Castle Street	F		Residential	Residential	C.3								
4	Castle Street	S	RT1	Star Legal	Solicitors	A.2		5.8						
2	Castle Street	S	RT1	Romy's Kitchen	Restaurant	A.3		9.8						
15	The Plain	S	RT1	The Wool Shop	Wool shop	A.1		7.0	7.0		35.4			
14a	The Plain	S	RT1	Bonds	Estate Agent	A.2		4.3						
14	The Plain	S	RT1	VACANT	Beauty Therapist	D.1		4.5						
13	The Plain	S	RT1	Savery and Son	Ironmonger	A.1		11.1	11.1		42.6			
12	The Plain	S	RT1	The Coventry	Building Society	A.2		11.2						
11	The Plain	S	RT1	Careflo	Holistic Health	D.1		6.3						
10	The Plain	S	RT1	T'bury Osteopath	Osteopath Clinic	D.1		9.5						
9	The Plain	S	RT1	VACANT	Estate Agent	A.2		8.1						
8	The Plain	S	RT1	Great Wall	Chinese Restaurant	A.3		6.2						
8	The Plain	S	RT1	The Vac Centre	Domestic appliances	A.1		5.0	5.0		35.1			
r/o 8	The Plain	S	RT1	PCL/ Mensis #	Office	B.1								
7	The Plain	S	RT1	Royal George	Public House	A.4		10.3						
	The Plain	F		T'bury Chiropractic	Clinic	D.1								

Unit has no retail frontage although forms part of town centre

Thornbury Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
4	The Plain	P	RT9	Cadman	Wealth Management	A.2	6.1							
3	The Plain	P	RT9	Bryant and Co	Hairdresser	A.1	10.0		10.0		56.5	56.5		
	The Plain	P	RT9	VACANT	Architects Office Ent.	A.2	1.0							
2	The Plain	P	RT9	VACANT	Building Society	A.2	12.6							
1	The Plain	P	RT9	T and J Owen #	Florist	A.1	19.1		19.1		61.6			61.6
1	High Street	P	RT9	Amy's Nails	Nail Parlour	A.1	3.8		3.8		18.2	18.2		
3	High Street	P	RT9	Gems	Jeweller	A.1	4.8		4.8		26.5			
3a	High Street	P	RT9	Craig Sysum	Hairdresser	A.1	3.0		3.0		26.8	26.8		
5	High Street	P	RT9	Lloyds TSB	Bank	A.2	9.0							
7	High Street	P	RT9	VACANT	Ironing services	A.1	6.7		6.7				123.0	
9	High Street	P	RT9	Co-Op Food	P.O./Convenience Store	A.1	9.9		9.9		278.7			278.7
11	High Street	P	RT9	Coffee #1	Café	A.3	8.0							
13	High Street	P	RT9	PDSA	Charity Shop	A.1	6.8		6.8		92.9			
15	High Street	P	RT9	Reflections	Hairdresser	A.1	5.6		5.6		85.6	85.6		
17	High Street	P	RT9	The Swan	Public House	A.4	13.0							
19	High Street	P	RT9	Celebrations	Card Shop/Party Supplies	A.1	4.3		4.3		40.0			
21	High Street	P	RT9	Thomson	Travel Agent	A.1	5.4		5.4		43.2	43.2		
23-25	High Street	P	RT9	HSBC	Bank	A.2	10.3							
27	High Street	P	RT9	M & Co.~	Clothes	A.1	39.5		39.5		330.8			
1	St Marys Way	P	RT9	Card Factory	Card Shop	A.1	7.8		7.8		99.4			
	St Marys Way	P	RT9	RE Weale/Tby Eye Cntr	Optician	A.1	5.5		5.5		40.0	40.0		
	St Marys Way	P	RT9	Parsons Bakery	Bakers	A.1	5.5		5.5		70.0			70.0

19.1m = total frontage, with 10.2m forming frontage along High Street

~ 39.5m = total frontage, with 15.5m forming frontage along High Street

Thornbury Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
5	St Marys Way	P	RT9	Greggs	Bakery	A.1	5.6		5.6		119.5			119.5
7	St Marys Way	P	RT9	Hard Pressed for Time	Ironing Services	A.1	5.4		5.4		82.5	82.5		
9	St Marys Way	P	RT9	TSB	Bank	A.2	5.5							
11	St Marys Way	P	RT9	VACANT	Cards	A.1	21.6		21.6				70.0	
8	St Mary Street	F		Melrose Pubcare	Lincensed Trade Service	A.2								
7	St Mary Street	F		VACANT	Indian Restaurant	A.3								
9	St Mary Street	P	RT9	MS People's Help	Charity Shop	A.1	14.2		14.2		81.2			
11	St Mary Street	P	RT9	Ronnie's	Restaurant	A.3	14.2							
13	St Mary Street	P	RT9	MS People's Help	Charity Shop	A.1	10.1		10.1		77.0			
15-17	St Mary Street	P	RT9	Paintpotts	Ceramic Studio / Cafe	A.1	15.5		15.5		65.8			
1	Horse Shoe Ln	P	RT9	Keystore	Newsagent	A.1	7.0		7.0		68.0			68.0
3	Horse Shoe Ln	P	RT9	Traditional Meats of Tby	Butcher	A.1	7.0		7.0		96.6			96.6
5-7	Horse Shoe Ln	P	RT9	Aldi	Supermarket	A.1	30.8		30.8		1419.4			1419.4
8-10	Horse Shoe Ln	P	RT9	Lloyds	Chemist	A.1	12.4		12.4		183.1			
6	Horse Shoe Ln	P	RT9	Norville Opticians	Opticians	A.1	6.4		6.4		96.0	96.0		
4	Horse Shoe Ln	P	RT9	VACANT	Bookmakers	A.2	5.5							
2	Horse Shoe Ln	P	RT9	VACANT	Greengrocer	A.1	6.1		6.1				56.4	
19-21	St Mary Street	P	RT9	Thornbury Lions Club	Book Shop	A.1	19.1		19.1		93.2			
23	St Mary Street	P	RT9	Finishing Touches	Cake Decorating Supplies	A.1	8.9		8.9		43.1			
25a	St Mary Street	P	RT9	Saray Express	Cafe / Takeaway	A3/A5	24.0							
25b	St Mary Street	P	RT9	Giggs	Hairdresser/Beauty Care	A.1	7.7		7.7		139.8	139.8		
	Chapel Street	F		Wheatsheaf	Public House	A.4								
34	St Mary Street	F		VACANT	Office Entrance	B.1								
	Chapel Street	F		Johnson & Furze	Optician	A.1					30.2	30.2		
32	St Mary Street	F		Shelleys/Christophers	Café/Gents Hairdresser	A3/A1								
	St Mary Street	F		Elite Fitness/Amari	Gym/Beauty Salon Entrance	D.2								

Thornbury Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
30	St Mary Street	F		Hair	Hairdressers	A.1					120.7	120.7		
28	St Mary Street	F		Grange Carpets	Carpet Shop	A.1					60.0			
26	St Mary Street	F		Surroundings	Gift Shop	A.1					47.3			
24	St Mary Street	F		St Mary St. Surgery	Doctors Surgery	D.1								
22	St Mary Street	F		Ladbroke's	Bookmaker	A.2								
	St Mary Street	F		The Hive Gallery	Gallery	A.1					15.0			
18	St Mary Street	F		Hawkins (rear entrance) #	Hardware	A.1								
18	St Mary Street	F		Lees Mend a Shoe	Shoe repairs	A.1					26.0	26.0		
	St Mary Street	F		Celebration Fairs	Boutique Gift Shop	A.1					74.5			
16	St Mary Street	P	RT9	British Heart Fnd'tion	Charity Shop	A.1	6.4		6.4		43.2			
14	St Mary Street	P	RT9	VACANT	Card shop	A.1	6.0		6.0				25.2	
10	St Mary Street	F		Hawkes House	Public House/Café	A.4								
16	St Marys Way	P	RT9	Card Bar/Thorntons	Cards & Chocolates	A.1	22.8		22.8		137.5			137.5
14	St Marys Way	P	RT9	Holland and Barrett	Health Foods	A.1	5.5		5.5		65.0			65.0
12	St Marys Way	P	RT9	Specsavers	Optician	A.1	5.5		5.5		145.7	145.7		
10	St Marys Way	P	RT9	Julian House	Charity Shop	A.1	5.5		5.5		44.0			
8	St Marys Way	P	RT9	Country Craftsman	Second hand furniture	A.1	5.5		5.5		24.8			
6	St Marys Way	P	RT9	Go Phone	Mobile Phone Shop	A.1	5.5		5.5		60.0			
2-4	St Marys Way	P	RT9	W H Smith *	Newsagent/General	A.1	35.0		35.0		185.8			185.8
29	High Street	P	RT9	Brain Tumour Support	Office Entrance	B.1	1.1							
31-33	High Street	P	RT9	Costa	Café	A.3	12.0							
35	High Street	P	RT9	Thornbury TC	Town Hall	B.1	12.8							
37	High Street	P	RT9	DiscountHomesuperstore	Discount Store	A.1	5.3		5.3		59.2			

Floorspace measurement recorded under main site entrance at 49 High Street

* 36.1m = total frontage, with 9.6m forming frontage along High Street.

Thornbury Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
39	High Street	P	RT9	Oxfam	Charity Shop	A.1	5.1		5.1		41.3			
41	High Street	P	RT9	Barclays	Bank	A.2	10.5							
43	High Street	P	RT9	Boots	Chemist	A.1	10.7		10.7		201.9			
45	High Street	P	RT9	Armstrong and North	Optician	A.1	4.5		4.5		79.1	79.1		
45	High Street	P	RT9	Wallace Barbers	Barbers	A.1	6.1		6.1		42.0	42.0		
47	High Street	P	RT9	Lloyds	Chemist	A.1	7.4		7.4		82.4			
49	High Street	P	RT9	Hawkins	Ironmonger	A.1	9.5		9.5		284.4			
49uf	High Street	P	RT9	Optimus	Chiropractor	D.1								
51	High Street	P	RT9	Riddifords	Greengrocer	A.1	10.8		10.8		37.4			37.4
53	High Street	P	RT9	Lisa Costa	Estate agents	A.2	5.1							
55	High Street	S	RT1	Desktop Enterprises *	Architects Office *	A.2		5.8						
57	High Street	S	RT1	Besley Hill	Estate Agent	A.2		6.2						
57uf	High Street	S	RT1	Chrstian Aid	Charity Fundraising Office	B.1								
57a	High Street	S	RT1	Foundation Piling Ltd	Piling Contractors	A.2		6.7						
59	High Street	S	RT1	The Malthouse	Public House	A.4		19.3						
61	High Street	S	RT1	Milburys	Estate Agent	A.2		3.8						
63	High Street	S	RT1	Castle Estate Agents	Estate Agents	A.2		7.9						
65	High Street	S	RT1	Joelle	Hairdressers	A.1		8.8	8.8		60.0	60.0		
67	High Street	F		Age UK	Office	A.2								
69-81	High Street	F		Residential	Residential	C.3								
58-66	High Street	F		Residential	Residential	C.3								
56	High Street	S	RT1	Residential	Residential	C.3		10.4						
54	High Street	S	RT1	Residential	Residential	C.3		7.7						
52	High Street	S	RT1	VACANT	Solicitors	A.2		8.0						
50	High Street	S	RT1	Residential	Residential	C.3		5.2						
48	High Street	S	RT1	Uniq Family Wealth	Financial Services	A.2		7.5						

* Includes: MLG Architects/ Rackham Planning/ Autograph Recruitment

Thornbury Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
46	High Street	S	RT1	High St. Dental S'gy	Dentist	D.1		5.9						
44	High Street	S	RT1	Timbercraft	Kitchens/bathrooms/bedrooms	A.1		6.5		6.5	58.0			
40	High Street	S	RT1	Star Legal	Solicitor	A.2		9.1						
	The Close	F		Residential *	Residential	C.3								
	The Close	F		Residential *	Residential	C.3								
38	High Street	S	RT1	Acorn	Staff Recruitment	A.2		8.5						
36	High Street	S	RT1	Barcan and Kirby/Star Lega	Solicitors	A.2		12.0						
34	High Street	S	RT1	Thornbury Deli	Delicatessen	A.1		8.0		8.0	25.0			25.0
34	High Street	S	RT1	VACANT	Solicitors	A.2		4.8						
30-32	High Street	S	RT1	VACANT	Advice Centre	A.2		19.3						
r/o 30	High Street	F		VACANT	Antiques / Picture Frames	A.1							28.1	
28	High Street	P	RT9	Thai Basil	Restaurant	A.3	10.1							
26	High Street	P	RT9	St Peters Hospice	Charity Shop	A.1	6.6		6.6		54.0			
26a	High Street	P	RT9	Deep Blue	Fish and Chips	A.5	6.2							
24	High Street	P	RT9	Heritage in Thornbury	Gifts / Restaurant	A1/A3	12.5		12.5		200.6			
22	High Street	P	RT9	Horders	Stationery	A.1	9.7		9.7		97.8			
22a	High Street	P	RT9	T'bury Taxsavars	Office Entrance	A.2	1.5							
20	High Street	P	RT9	Break	Charity Shop	A.1	2.7		2.7		51.2			
18	High Street	P	RT9	Apparel	Clothes (women's)	A.1	4.6		4.6		34.3			
18	High Street	P	RT9	Troupers	Beauty Salon	A.1	4.9		4.9		41.6	41.6		
16	High Street	P	RT9	Chappell & Mathews	Estate Agent	A.2	6.2							
14	High Street	P	RT9	Wildings	Gifts, Fashion Accessories	A.1	7.5		7.5		253.2			
14	High Street	P	RT9	Prezzo	Restaurant	A.3	17.5							
	Park House	F		Entrance	Office Access Drive	B.1								
10	High Street	S	RT1	White Lion	Public House	A.4		18.1						
1	The Courtyard	F		T/by Garden Shop	Garden Centre	A.1					26.3			

* Side street not included in primary frontage

Thornbury Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec		A.1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
2	The Courtyard	F		T/by Garden Shop	Garden Centre	A.1					33.8			
3	The Courtyard	F		T/by Garden Shop	Garden Centre	A.1					49.0			
8	High Street	S	RT1	VACANT	Restaurant	A.3		22.7						
6	High Street	S	RT1	Park's Chippy	Takeaway	A.5		7.1						
	High Street	S	RT1	Dominos	Takeaway	A.5		9.6						
	High Street	S	RT1	Methodist	Church	D.1		15.2						
4	High Street	S	RT1	La Piazza	Restaurant	A.3		11.8						
2 & 2a	High Street	S	RT1	Maison	Home Interiors	A.1		8.8	8.8		47.7			
16	The Plain	S	RT1	Nat West	Bank	A.2		30.5						
1-9	Castle Street	F		Residential	Residential	C.3								
	Castle Street	F		Catholic Church	Church	D.1								
11	Castle Street	F		Residential	Residential	C.3								
	Castle Street	F		Catholic Church	Church Hall	D.1								
13-17	Castle Street	F		Residential	Residential	C.3								
Thornbury Town/District Centre: Overall Totals							713.3	394.3	521.1	55.2	6888.4	1133.9	302.7	2564.5


Edge of Centre Store - Thornbury

Occupant	Function	Location	Net Floorspace (sq.m)	Gross Floorspace (sq.m)	Car Parking Spaces
Tesco	Foodstore	Midland Way, Thornbury	2,200 (est)	3,650	292
Totals			2,200	3,650	292

Notes:

Floorspace - Unless otherwise stated data obtained from telephone survey conducted with store managers/head offices.

(est) = Estimated net floorspace of 80% of recorded gross floorspace, or estimated gross floorspace to be 20% higher than the recorded net floorspace.

 Details obtained from planning application records.

Car parking spaces - Unless otherwise stated obtained from on site survey count

THE WILLOW BROOK CENTRE BRADLEY STOKE: SUMMARY SHEET AUGUST 2017

Table 1: Retail Floorspace Composition of The Willow Brook Centre, Bradley Stoke

Type	No. A.1 Units	%	Floorspace (GIA Sq Mtrs)	%
A.1 Convenience Functions	4	21.1	10,896.0	62.4
A.1 Comparison / Durable Functions *	12	63.2	6,195.0	35.5
A.1 Service Functions	3	15.8	357.0	2.0
A.1 Units Currently Occupied and Trading	19	100.0	17,448.0	100.0
A.1 Vacant Functions	0	0.0	0.0	0.0
Total No. A.1 Units	19	100	17,448.0	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)

The Willow Brook Centre Bradley Stoke
August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	Retail Floorspace (gross sq.m)			
					A1 Comparison	A1 Service	A1 Vacant	A1 Con- venience
		Tesco *	Supermarket	A.1	1,395.0			10,055.0
	Mall Unit 1b	Subway	Sandwich Shop	A.3				
	Mall Unit 1a	Vodafone	Mobile Phones	A.1	194.0			
	Mall Unit 2	Holland and Barrett	Health Foods	A.1				163.0
	Mall Unit 3	Carphone Warehouse	Mobile Phones	A.1	158.0			
	Mall Unit 4	Specsavers	Opticians	A.1		163.0		
	Mall Unit 5	Shoe Zone	Shoe Shop	A.1	257.0			
	Mall Unit 6a	Timpson	Shoe Repairs	A.1		34.0		
	Mall Unit 6b	Card Factory	Greetings Cards	A.1	127.0			
	Mall Unit 6c	O2	Mobile Phones	A.1	100.0			
	Mall Unit 7	Ocean Home	Estate Agents	A.2				
	Mall Unit 8	VACANT	Building Society	A.2				
	Mall Unit 9	Reflections	Hairdresser	A.1		160.0		
	Mall Unit 10	Giant	Bike Shop	A.1	351.0			
	Mall Unit (Upper Floor) **	CJ Hole	Estate Agents	A.2				
	Mall Unit (Upper Floor) **	Explore	Learning Centre	D.1				
	Town Centre Unit 1	Costa Coffee	Coffee Shop	A.3				
	Town Centre Unit 2	Greggs	Bakers	A.1				110.0
	Town Centre Unit 3	Taylors	Estate Agents	A.2				
	Town Centre Unit 4	KFC	Restaurant	A3/A5				
	Town Centre Unit 5, 6, 7	Harvester	Restaurant	A.3				
	Town Centre Unit 8	Ladbrokes	Bookmaker	A.2				
	Town Centre Unit 9	Dominos	Fast Food / Takeaway	A3/A5				
	Retail Unit 1	Boots	Department Store	A.1	498.0			
	Retail Unit 2	Iceland	Frozen food shop	A.1				568.0

The Willow Brook Centre Bradley Stoke

August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	Retail Floorspace (gross sq.m)			
					A1 Comparison	A1 Service	A1 Vacant	A1 Con- venience
	Retail Unit 3	Argos	Catalogue Store (No mezzanine)	A.1	745.0			
	Retail Unit 4	Pound World	Discount goods (No mezzanine)	A.1	746.0			
	Retail Unit 5	Pets at Home	Pet Shop (No mezzanine)	A.1	676.0			
	Retail Unit 6	Pound Stretcher Extra	Discount store	A.1	948.0			
Bradley Stoke Town/District Centre: Totals					6,195.0	357.0	0.0	10,896.0

A number of semi-permanent stalls also occupy the centre selling a variety of goods including: mobile phone accessories, handbags and window blinds

* Within Tesco Store on the mezzanine level both Burtons and Dorothy Perkins have sales areas alongside Tesco own comparison goods sales

** In addition the upper floor of the centre is occupied by a number of other users including: dental practice; clinic and offices

RETAILING IN YATE TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Yate Town/District Centre

Type	No. A.1 Units	%	Floorspace (Net Sq Mtrs)	%
A.1 Convenience Functions	8	9.6	9,560.3	33.1
A.1 Comparison / Durable Functions *	55	66.3	16,157.5	56.0
A.1 Service Functions	13	15.7	1,188.7	4.1
A.1 Units Currently Occupied and Trading	76	91.6	26,906.5	93.3
A.1 Vacant Functions	7	8.4	1,946.5	6.7
Total No. A.1 Units	83	100.0	28,853.0	100.0

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)

Floorspace percentages are based on the total available A.1 floorspace in Yate Town/District Centre

Table 2: Assessment for Yate Town/District Centre

YATE TOWN/DISTRICT CENTRE	SGLP. RT1 & RT9	Total Frontage	Frontage in A.1 use	% Frontage in A.1 use	Frontage in non A.1 use	% Frontage in non A.1 use
Primary Frontage						
5 and 6 North Parade (inclusive)		29.5 m.	0.0 m.	0.0 %	29.5	100.0 %
1 - 29, 2 - 18 North Walk		129.1 m.	99.1 m.	76.8 %	30.0	23.2 %
17 and 21 South Parade		44.0 m.	19.0 m.	43.2 %	25.0	56.8 %
1 - 33, 8 - 16 South Walk		157.5 m.	157.5 m.	100.0 %	0.0	0.0 %
1 - 39, 2a - Tesco Extra East Walk		290.1 m.	266.9 m.	92.0 %	23.2	8.0 %
1 - 19, 2 - 34 West Walk		208.1 m.	144.8 m.	69.6 %	63.3	30.4 %
Total length of primary frontage		858.3 m.	687.3 m.	80.1 %	171.0 m.	19.9 %
Total length of secondary frontage		364.6 m.	72.1 m.	19.8 %	270.5 m.	74.2 %
Yate Total		1,222.9 m.	759.4 m.	62.1 %	441.5 m.	36.1 %

Floorspace figures provided are best estimates based on information collection by South Gloucestershire Council.

NB Linear frontages of corner shops include side frontages.

Yate Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (Metres) Prim Sec		A1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1-4	North Parade	S	RT.1	VACANT	Restaurant / ice cream parlour	A.3	28.0							
5-6	North Parade	P	RT.9	Hotcha	Restaurant	A.3	29.5							
18	North Walk	P	RT.9	VACANT	Sports Goods	A.1	4.5		4.5				79.4	
16	North Walk	P	RT.9	British Heart F'dation	Charity Shop	A.1	4.5		4.5		76.7			
14	North Walk	P	RT.9	Blue Cross	Charity Shop	A.1	4.5		4.5		76.5			
12	North Walk	P	RT.9	VACANT	Jewellers	A.1	5.0		5.0				76.7	
10	North Walk	P	RT.9	Nationwide	Building Society	A.2	4.0							
6-8	North Walk	P	RT.9	Furniture Store	Furniture	A.1	10.0		10.0		173.0			
2-4	North Walk	P	RT.9	HSBC	Bank	A.2	11.0							
1	East Walk	P	RT.9	Timpson	Shoe/Phone Repairs	A.1	18.5		18.5		77.8	77.8		
3	East Walk	P	RT.9	Lloyds TSB	Bank	A.2	5.5							
5	East Walk	P	RT.9	Lloyds TSB	Bank	A.2	5.5							
7	East Walk	P	RT.9	Abrahams	Jewellers	A.1	11.0		11.0		89.7			
9	East Walk	P	RT.9	VACANT	Game Shop	A.1	5.5		5.5				90.3	
11-15	East Walk	P	RT.9	New Look	Clothes (womens)	A.1	16.5		16.5		169.7			
17	East Walk	P	RT.9	Anytime Fitness	Gym	D.2	6.0							
19	East Walk	P	RT.9	Quest	Clothes (womens)	A.1	6.0		6.0		104.1			
21	East Walk	P	RT.9	Greggs	Bakers	A.1	6.0		6.0		103.9			103.9
23	East Walk	P	RT.9	Vodafone	Mobile Phones	A.1	6.0		6.0		103.9			
25	East Walk	P	RT.9	Pandora	Jewellers	A.1	6.0		6.0		103.9			
27	East Walk	P	RT.9	Body Shop	Toiletries	A.1	6.0		6.0		103.9			
29	East Walk	P	RT.9	Superdrug	Toiletries	A.1	14.5		14.5		394.2			
31	East Walk	P	RT.9	Costa	Coffee shop	A.3	6.2							

Yate Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (Metres) Prim Sec		A1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
33b	East Walk	P	RT.9	Sports Direct (First Floor)	Sports Goods	A.1	6.2		6.2		1,246.0			
35	East Walk	P	RT.9	Peacocks	Clothes	A.1	12.5		12.5		545.0			
37/39	East Walk	P	RT.9	M&S Simply Food	Food Store	A.1	25.0		25.0		750.0			750.0
	East Walk	P	RT.9	Tesco Extra *	Supermarket	A.1	85.0		85.0		9,949.0			7,544.0
10	East Walk	P	RT.9	EE	Mobile Phones	A.1	7.5		7.5		77.4			
8	East Walk	P	RT.9	Holland and Barrett	Health Food Shop	A.1	7.5		7.5		79.5			79.5
6	East Walk	P	RT.9	Thomas Cook	Travel Agent	A.1	7.5		7.5		76.3	76.3		
4	East Walk	P	RT.9	Clarks	Shoe Shop	A.1	14.0		14.0		105.6			
2a	East Walk	P	RT.9	Subway	Sandwich shop	A.1	5.7		5.7		17.0			17.0
1	South Walk	P	RT.9	Roman	Clothes (womens)	A.1	28.0		28.0		192.1			
3-5	South Walk	P	RT.9	Select	Clothes	A.1	11.0		11.0		277.9			
7-9	South Walk	P	RT.10	Poundland	Discount Goods	A.1	11.0		11.0		689.8			
11	South Walk	P	RT.9	Bonmarche	Ladies Clothes	A.1	6.5		6.5		176.9			
13	South Walk	P	RT.9	3 Store	Mobile Phones	A.1	6.5		6.5		106.2			
15	South Walk	P	RT.9	Special Occasions	Greeting Cards	A.1	6.0		6.0		98.8			
17	South Walk	P	RT.9	F Hinds	Jewellers	A.1	6.0		6.0		82.7			
19	South Walk	P	RT.9	Shoe Zone	Shoe Shop	A.1	5.5		5.5		118.4			
21-27	South Walk	P	RT.9	VACANT	Discount Goods	A.1	28.5		28.5				1,379.6	
29	South Walk	P	RT.9	Shaws	Drapers	A.1	6.5		6.5		90.8			
31	South Walk	P	RT.9	Shaws	Drapers	A.1	6.5		6.5		102.9			
33	South Walk	P	RT.9	Cancer Research	Charity Shop	A.1	6.5		6.5		96.4			
21	South Parade	P	RT.9	St Peter's Hospice	Charity Shop	A.1	19.0		19.0		59.8			
23	South Parade	S	RT.1	St Peter's Hospice	Charity Shop	A.1		5.5		5.5	96.7			

Yate Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (Metres) Prim Sec		A1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
25	South Parade	S	RT.1	Body Perfect	Health and Fitness	A.1		5.5		5.5	82.1	82.1		
27	South Parade	S	RT.1	L A Barber Co	Gents Hairdresser	A.1		5.5		5.5	87.3	87.3		
29	South Parade	S	RT.1	Beauty Box	Beauty Salon	A.1		5.5		5.5	78.5	78.5		
31-33	South Parade	S	RT.1	Reflections	Hairdresser	A.1		11.0		11.0	163.0	163.0		
35	South Parade	S	RT.1	Art and Frame	Pictures/Artists material	A.1		5.5		5.5	79.8			
37	South Parade	S	RT.1	Willow Chiropractic Clinic	Chiropractors	D.1		5.5						
39	South Parade	S	RT.1	Job Centre	Job Centre	A.2		22.0						
19	South Parade	S	RT.1	The Vapour Hut	E Cigarette Bar	A.1		5.0		5.0	15.6			
1-5	South Parade	S	RT.1	Post Office	Post Office	A.1		8.5		8.5	452.3			
7	South Parade	S	RT.1	Glöden	Solarium	A.1		5.0		5.0	72.1	72.1		
9	South Parade	S	RT.1	Ladbrookes	Betting Shop	A.2		5.0						
11-15	South Parade	S	RT.1	J D Wetherspoon	Public House	A.4		16.0						
17	South Parade	P	RT.9	J D Wetherspoon	Public House	A.4	25.0							
14-16	South Walk	P	RT.9	Merediths	Hardware	A.1	11.5			11.5	173.8			
12	South Walk	P	RT.9	Nostalgic Treasures	Antiques / Bric a Brac	A.1	6.0			6.0	95.6			
10	South Walk	P	RT.9	VACANT	Cameras	A.1	6.0			6.0			95.3	
8	South Walk	P	RT.9	TUI	Travel Agent	A.1	5.5			5.5	103.2	103.2		
1	West Walk	P	RT.9	Starbucks	Coffee Shop	A.3	24.5							
3	West Walk	P	RT.9	Card Factory	Greetings cards	A.1	6.8			6.8	94.0			
5	West Walk	P	RT.9	Yours	Womenswear	A.1	6.8			6.8	94.0			
7-9	West Walk	P	RT.9	Halfords	Car Accessories	A.1	13.0			13.0	235.5			
11	West Walk	P	RT.9	Boots	Opticians/Hearing Centre	A.1	5.5			5.5	85.9	85.9		
13	West Walk	P	RT.9	O2	Mobile Phones	A.1	5.0			5.0	90.9			

Yate Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (Metres) Prim Sec		A1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
15	West Walk	P	RT.9	Claire's Accessories	Fashion Accessories	A.1	5.5		5.5		65.0			
17	West Walk	P	RT.9	Home Crafters	Craft shop	A.1	5.5		5.5		91.2			
19	West Walk	P	RT.9	Cheques and Change	Financial Services	A.2	2.8							
19	West Walk	P	RT.9	ESS Employment	Employment Agency	A.2	2.8							
	West Walk	S	RT.1	West Gate Centre **	Health Centre	D.1		31.0						
	West Walk	S	RT.1	South Glos Council	Library	D.1		32.9						
	West Walk	S	RT.1	Pop Inn	Over 50's Drop In Café	A.3		27.0						
	West Walk	S	RT.1	South Glos Council	One Stop Shop	D.1		33.4						
	West Walk	S	RT.1	Yate Leisure Centre	Leisure Centre	D.2		45.7						
		F		McDonalds	Restaurant/Drive Thru	A3/A5								
32/34 A	West Walk	P	RT.9	Entertainer	Toyshop	A.1	17.7		17.7		369.0			
32/34 B	West Walk	P	RT.9	Bolero Lounge	Restaurant/Bar	A3/A4	17.7							
32/34 C	West Walk	F		Papa John	Takeaway	A.5								
30a	West Walk	P	RT.9	Subway	Sandwich Shop	A.3	4.6							
26-28	West Walk	P	RT.9	Argos	Catalogue Store	A.1	9.0		9.0		371.6			
22-24	West Walk	P	RT.9	M&Co.	Clothes	A.1	11.0		11.0		394.8			
20	West Walk	P	RT.9	St Peters Hospice	Charity Shop	A.1	7.0		7.0		148.6			
16-18	West Walk	P	RT.9	Dorothy Perkins	Ladies Fashions	A.1	14.0		14.0		297.3			
14	West Walk	P	RT.9	VACANT	Chemist	A.1	7.0		7.0				148.6	
10-12	West Walk	P	RT.9	The Works	Book Shop	A.1	11.0		11.0		145.6			
8	West Walk	P	RT.9	VACANT	Gift Shop	A.1	5.0		5.0				76.6	
4-6	West Walk	P	RT.9	Halifax	Bank	A.2	11.0							
2	West Walk	P	RT.9	Grape Tree	Health Food Shop	A.1	5.0		5.0		110.0			110.0

Yate Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (Metres) Prim Sec		A1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
2a	West Walk	P	RT.9	Phone Junkies	Phone Accessories	A.1	5.0		5.0		27.1			
2b	West Walk	P	RT.9	The Fragrance Shop	Perfume Shop	A.1	5.0		5.0		27.6			
1	North Walk	P	RT.9	Carphone Warehouse	Mobile Phones	A.1	16.0		16.0		27.6			
3-5	North Walk	P	RT.9	Nat West	Bank	A.2	11.0							
7	North Walk	P	RT.9	Accessorize	Accessories	A.1	5.5		5.5		85.5			
9-13	North Walk	P	RT.9	Iceland	Freezer Centre	A.1	12.0		12.0		880.2			880.2
15-17	North Walk	P	RT.9	Boots	Chemist	A.1	11.0		11.0		290.3			
19	North Walk	P	RT.9	Specsavers	Opticians	A.1	5.5		5.5		114.5	114.5		
21	North Walk	P	RT.9	Ryman	Stationery	A.1	5.5		5.5		111.9			
23	North Walk	P	RT.9	CeX	Computer exchange	A.1	5.5		5.5		111.8			
25	North Walk	P	RT.9	Parsons	Bakers	A.1	4.8		4.8		75.7			75.7
27	North Walk	P	RT.9	William Hill	Bookmakers	A.2	4.0							
29	North Walk	P	RT.9	Pretty Nails	Nail Bar	A.1	4.8		4.8		78.8	78.8		
31	North Walk	S	RT.1	Cards n Wrap	Card shop	A.1		4.8		4.8	75.1			
33	North Walk	S	RT.1	Karisma	Barbers	A.1		4.8		4.8	79.8	79.8		
7-8	North Parade	S	RT.1	Barclays	Bank	A.2		29.5						
9	North Parade	S	RT.1	Dominos	Pizza Takeaway	A.5		5.5						
10	North Parade	S	RT.1	Reflections	Hairdresser	A.1		5.5		5.5	89.4	89.4		
11-12	North Parade	S	RT.1	Coral	Bookmakers	A.2		11.0						
	4 Seasons Sq		RT.1	Boswells	Café	A.3								
SU1	Riverside			Pets at Home	Pet store	A.1					930.0			
SU2	Riverside			Next ***	Clothing and homewares	A.1					1,300.0			
SU3/R1	Riverside			T K Maxx	Clothing and homewares	A.1					1,992.0			

Yate Town/District Centre
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (Metres) Prim Sec		A1 Frontage Prim Sec		Retail Floorspace (net sq.m)			
											All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
R2	Riverside			Nandos	Restaurant	A.3								
R3	Riverside			Prezzo	Restaurant	A.3								
R4	Riverside			Frankie & Benny's	Restaurant	A.3								
R8	Riverside			VACANT	Restaurant	A.3								
1st Flr	Riverside			Little Giggles	Soft Play Centre	D.2								
	Riverside			Cineworld	Cinema	D.2								
Yate Town/District Centre: Overall Totals							858.3	364.6	687.3	72.1	26,906.5	1,188.7	1,946.5	9,560.3

* Survey breaks down net floorspace of Tesco store as 7,544 sq m convenience and 2,405 sq m comparison goods.

** Includes Boots Pharmacy.

*** Includes Costa coffee shop on part of mezzanine floor

RETAILING IN YATE (STATION ROAD): SUMMARY SHEET AUGUST 2017

Table 1: Net A.1 Retail Floorspace Composition of Yate (Station Road) Town/District Centre

Type	No. A.1 Units	%
A.1 Convenience Functions	2	10.0
A.1 Comparison / Durable Functions *	11	55.0
A.1 Service Functions	5	25.0
A.1 Units Currently Occupied and Trading	18	90.0
A.1 Vacant Functions	2	10.0
Total No. A.1 Units	20	100

Yate (Station Road) North Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Retail Floorspace (net sq.m)			
							All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1,3,5	Station Road			Light Weight Tool Hire	Tool Hire	A.1	41.8			
7	Station Road			Bernard's Barrels	Unique Furniture	A.1	13.9			
9,11	Station Road			Rowes	Veterinary Surgery	D.1				
13	Station Road			13tatts	Tattoo shop	S.G				
15	Station Road			Kelly Brothers	Road Markers office	B.1				
17	Station Road			VACANT *	Public House	A.4				
19	Station Road			VACANT	Hairdressers	A.1			11.1	
21	Station Road			Edison Ford	Estate Agents	A.2				
23	Station Road			Residential	Residential	C.3				
23a	Station Road			DELS	Café/Takeaway	A.3				
	Station Road			Whirlpool (Domestic Appliances)	Factory shop	A.1	NK			
Yate (Station Road) Town/District Centre North Side: Totals							55.7	0.0	11.1	0.0

* The Railway Public House demolished and site cleared August 2017

Yate (Station Road) South Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Retail Floorspace (net sq.m)			
							All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
2,4,6	Station Road			Residential	Residential	C.3				
8	Station Road			Residential	Residential	C.3				
10,12	Station Road			Esso	Petrol Filling Station	S.G				
14-20	Station Road			Residential	Residential	C.3				
20a	Station Road			Sunnyside Guest Hous	B&B	C.1				
22	Station Road			Sprint Print & Design	Graphic Design Studio	A.1	13.9			
24,26	Station Road			Tyres Direct UK	Tyre/Exhausts Fitters	S.G				
r/o 26	Station Road			Carey's	Builders Merchant	A.1	NK			
28	Station Road			Polski Sklep	Groceries	A.1	9.3			9.3
28	Station Road			Property Wise	Letting agents	A.2				
28	Station Road			Station Road Barbers	Hairdresser	A.1	11.6	11.6		
28	Station Road			VACANT	Windows/Consevatories	A.1			11.6	
30-36	Station Road			Residential	Residential	C.3				
38	Station Road			Englands Guest Hse	B&B	C.1				
40-42	Station Road			Residential	Residential	C.3				
44	Station Road			Terrys	Cycle Shop	A.1	23.2			
46-56	Station Road			Residential	Residential	C.3				
58	Station Road			Albion Guest Hse	B&B	C.1				
60-62	Station Road			Residential	Residential	C.3				
64	Station Road			Yate Windows	Windows and Doors	A.1	27.9			
66	Station Road			USA Nails	Nail Technician	A.1	NK	NK		
68	Station Road			Carpets of Yate	Carpet Shop	A.1	18.6			
72,74	Station Road			Connells	Estate Agent	A.2				
76a	Station Road			Bike Station	Cycle Shop	A.1	NK			
76a	Station Road			Holisters	Hardware/DIY	A.1	NK			

Yate (Station Road) South Side
August 2017

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Retail Floorspace (net sq.m)			
							All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
76a	Station Road			GSN Barbers	Hairdresser	A.1	NK	NK		
76,78	Station Road			Residential	Residential	C.3				
80,82	Station Road			VACANT	Estate Agents	A.2				
84	Station Road			Andrews	Estate Agents	A.2				
86	Station Road			Co-op Funeral Care	Funeral Directors	A.1	NK	NK		
86a	Station Road			Entrance	Refresh-IT Coputer Repairs	B.1				
88	Station Road			The Candle/Signpost	Community information point	D.1				
90	Station Road			Motor Aids	Motor Goods	A.1	27.9			
92	Station Road			VACANT	Café	A.3				
92a	Station Road			Entrance	24-7 Drivers Agency	A.2				
	Station Road			Entrance	Gateway Church	D.1				
94	Station Road			Taylors	Estate Agents	A.2				
96,98	Station Road			Tesco Express	Supermarket	A.1	NK			NK
100	Station Road			Community Centre	Community Centre	D.2				
102	Station Road			Parish Hall	Parish Hall	D.2				
104	Station Road			YMCA	YMCA	D.2				
106-114	Station Road			Residential	Residential	C.3				
116a	Station Road			Residential	Residential	C.3				
116	Station Road			Residential	Residential	C.3				
118b	Station Road			VACANT	Taxi office and car repairs	S.G				
118-120	Station Road			F Woodruff	Funeral Directors	A.1	NK	NK		
122-124	Station Road			Residential	Residential	C.3				
126	Station Road			Pisces	Fish and Chip takeaway	A.5				
130	Station Road			Residential	Residential	C.3				
132	Station Road			Gordon Lowe and Co.	Solicitors	A.2				

Yate (Station Road) South Side**August 2017**

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Retail Floorspace (net sq.m)			
						All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
Yate (Station Road) Town/District Centre South Side: Totals						132.4	11.6	11.6	9.3
Yate (Station Road) Town/District Centre: Overall Totals						188.1	11.6	22.7	9.3


Edge of Centre Stores - Yate

Occupant	Function	Location	Net Floorspace (sq.m)	Gross Floorspace (sq.m)	Car Parking Spaces
Lidl	Foodstore	Kennedy Way, Yate	1,100	1,160	100
Morrisons	Foodstore	Station Road, Yate	2,884	5,270	293
B & Q	DIY Store	Station Road, Yate	3,060	4,455	183
Totals			7,044	10,885	576

Notes:

Floorspace - Unless otherwise stated data obtained from telephone survey conducted with store managers/head offices.

(est) = Estimated net floorspace of 80% of recorded gross floorspace, or estimated gross floorspace to be 20% higher than the recorded net floorspace.

 Details obtained from planning application records.

Car parking spaces - Unless otherwise stated obtained from on site survey count

THE MALL CRIBBS CAUSEWAY: SUMMARY SHEET AUGUST 2017

Table 1: Retail Floorspace Composition (Gross Internal Area) of The Mall Cribbs Causeway

Type	No. A.1 Units	%	Floorspace (GIA Sq Mtrs)	%
A.1 Convenience Functions	6	5.3	438.6	0.7
A.1 Comparison / Durable Functions *	93	81.6	61,703.8	92.4
A.1 Service Functions	7	6.1	759.8	1.1
A.1 Units Currently Occupied and Trading	106	93.0	62,902.2	94.2
A.1 Vacant Functions	8	7.0	3,897.6	5.8
Total No. A.1 Units	114	100	66,799.8	100

* Comparison / Durable Functions = A.1 Floorspace Currently in Retail Use - (A.1 Convenience Functions + A.1 Service Functions.)
 Floorspace percentages are based on the total available A.1 floorspace at The Mall Cribbs Causeway

GIA = Gross Internal Floorspace Square Metres. Figures supplied by The Mall Cribbs Causeway, August 1998.

The Mall Lower Level

August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	A.1 Floorspace (GIA sq.m)			
					A.1 Com- parison	A.1 Con- venience	A.1 Service	A.1 Vacant
		John Lewis *	Dept Store/Restaurant	A.1/A.3	21,367.7			
		Marks and Spencers +	Dept Store/Restaurant	A.1/A.3	13,471.0			
001	Lower Level	W H Smith	Bookshop/Stationer	A.1	158.0			
002	Lower Level	W H Smith	Bookshop/Stationer	A.1	316.0			
003	Lower Level	Millie's Cookies	Bakers/Confectionery	A.1		27.3		
004	Lower Level	Jessops	Camera Shop	A.1	134.9			
005a	Lower level	Dune London	Shoe Shop	A.1	155.0			
005	Lower Level	Timberland	Sport/Outdoor Leisure	A.1	155.3			
007	Lower Level	EE	Mobile Phone Shop	A.1	129.7			
008	Lower Level	Vision Express	Opticians	A.1			281.8	
010	Lower Level	Accessorize	Fashion Accessories	A.1	221.3			
012	Lower Level	Clintons Cards	Card Shop	A.1	212.9			
013	Lower Level	Next** / Lipsy	Mixed Fashion	A.1	1,849.9			
014	Lower Level	Build-a-Bear Workshop	Toy Shop	A.1	223.2			
015	Lower Level	VACANT	Clothes Shop	A.1				431.6
017	Lower Level	OFFICE	Shoe Shop	A.1	492.0			
018	Lower Level	Pret a Manger	Sandwich bar	A.1	108.0			
019	Lower Level	VACANT	Department Store	A.1				2,361.7
020	Lower Level	Soho Coffee	Sandwich bar	A.1		105.4		
021	Lower Level	Fraser Hart	Jewellers	A.1	257.3			
022	Lower Level	H & M #	Children's Clothes	A.1	510.2			
024	Lower Level	H & M #	Clothes Shop	A.1	607.4			

* Store has ground, first, second and restaurant floors

+ Store has ground, and first floors

**Store has ground, first and second floors

Store has ground, first and second floors

The Mall Lower Level
August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	A.1 Floorspace (GIA sq.m)			
					A.1 Com- parison	A.1 Con- venience	A.1 Service	A.1 Vacant
025	Lower Level	New Look	Ladieswear	A.1	902.7			
026	Lower Level	New Look Men	Menswear	A.1	165.8			
027	Lower Level	Paper Chase	Card Shop	A.1	166.6			
028	Lower Level	The Body Shop	Health and Beauty	A.1	155.6			
029	Lower Level	Pandora	Jewellers	A.1	175.6			
030	Lower Level	Specsavers	Opticians	A.1	219.1			
031	Lower Level	Superdrug Beauty	Beauty	A.1	443.9			
32a	Lower Level	Tiger	Homewares	A.1	220.9			
32b	Lower Level	Skechers	Footwear	A.1	220.9			
033	Lower Level	Waterstone's	Bookshop	A.1	485.0			
034	Lower Level	The Watch Lab	Watch shop	A.1	24.9			
035	Lower Level	Ernest Jones	Jewellers	A.1	175.4			
036a	Lower Level	VACANT	Fashion	A.1				189.2
036	Lower Level	Lush	Health and Beauty	A.1	77.5			
037	Lower Level	Schuh	Footwear	A.1	287.8			
038	Lower Level	VACANT	Mobile Phones	A.1				270.8
039	Lower Level	Thomas Cook	Travel Agents	A.1			161.3	
040	Lower Level	JD Sports (Opens October)	Footwear	A.1	520.3			
042	Lower Level	VACANT	Mobile Phones	A.1				101.4
043	Lower Level	Essential	Fashion accessories	A.1	59.2			
044	Lower Level	Regis Salon	Salon	A.1			89.4	
045	Lower Level	Holland and Barrett	Health Foods	A.1		172.0		
046	Lower Level	Soletrader	Footwear	A.1	140.7			
047	Lower Level	River Island	Clothes Shop	A.1	830.6			

The Mall Lower Level

August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	A.1 Floorspace (GIA sq.m)			
					A.1 Com- parison	A.1 Con- venience	A.1 Service	A.1 Vacant
049	Lower Level	Top Shop / Top Man	Clothes Shop	A.1	1,168.7			
050	Lower Level	VACANT	Sport/Outdoor Leisure	A.1				344.9
051	Lower Level	Superdry	Clothes Shop	A.1	645.9			
053	Lower Level	Game	Computer Toys and Games	A.1	174.5			
054	Lower Level	Smiggle	Stationery	A.1	89.1			
055	Lower Level	Whitewall Gallery	Art Gallery	A.1	52.4			
056	Lower Level	Carphone Warehouse	Mobile phones	A.1	126.9			
057	Lower Level	VACANT	Ladies Footwear	A.1				108.7
058	Lower Level	Claire's Accessories	Ladies Accessories	A.1	141.1			
059	Lower Level	Jack and Jones	Clothes Shop	A.1	200.9			
061	Lower Level	Lakeland	Kitchen accessories	A.1	222.6			
062	Lower Level	O2	Mobile Phones	A.1	156.1			
063	Lower Level	Thomas Sabo	Jewellers	A.1	92.8			
064	Lower Level	Charles Clinkard	Footwear	A.1	197.5			
065	Lower Level	Martins	Newsagent	A.1		46.5		
071	Lower Level	Love Coffee	Coffee Shop (Mall Café)	A.3				
072	Lower Level	Starbucks	Mall Café	A.3				
The Mall Lower Level: Totals					48,910.8	351.2	532.5	3,808.3

* store has mezzanine floor not included in floorspace figures

The Mall Upper Level

August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	A.1 Floorspace (GIA sq.m)			
					A.1 Com- parison	A.1 Con- venience	A.1 Service	A.1 Vacant
101	Upper Level	Links of London	Jewellers	A.1	42.8			
101a	Upper Level	Timpsons	Dry Cleaners/shoe repairs	A.1			51.0	
102a	Upper Level	Photo-Me	Photo Booths	A.1			12.2	
102	Upper Level	Beaverbrooks	Jewellers	A.1	69.0			
103	Upper Level	Whistle	Clothes Shop	A.1				89.3
104	Upper Level	White Stuff	Clothes Shop	A.1	335.1			
106	Upper Level	Joules	Ladieswear	A.1	141.6			
107	Upper Level	Fat Face	Clothes Shop	A.1	257.8			
108	Upper Level	Fat Face	Clothes Shop	A.1	174.5			
109	Upper Level	Swarovski	Glassware	A.1	87.3			
110	Upper Level	Next +	Clothes Shop	A.1	946.2			
111	Upper Level	Oasis	Ladieswear	A.1	249.7			
112	Upper Level	Gap/Gap Kids/Baby Gap	Clothes Shop	A.1	594.0			
114	Upper Level	Apple Store	Electrical	A.1	563.3			
115	Upper Level	Goldsmiths	Jewellers	A.1	142.2			
116	Upper Level	Boots	Department Store	A.1	2,331.5			
117	Upper Level	H Samuel	Jewellers	A.1	143.0			
118	Upper Level	Tesla	Car Showroom	A.1	312.0			
119	Upper Level	Nespresso	Café	A.3				
120	Upper Level	H & M +	Clothes Shop	A.1	751.9			
122	Upper Level	The Gromit Unleashed Store	Toy shop / Exhibition	A.1	842.8			

+ This is the first floor of the store

The Mall Upper Level

August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	A.1 Floorspace (GIA sq.m)			
					A.1 Com- parison	A.1 Con- venience	A.1 Service	A.1 Vacant
123	Upper Level	Disney	Toy shop / Exhibition	A.1	364.3			
124	Upper Level	Coast	Ladieswear	A.1	132.8			
125	Upper Level	Ann Summers	Ladieswear	A.1	146.9			
126	Upper Level	Clarks	Shoe shop	A.1	389.7			
127	Upper Level	HMV	Music Store	A.1	395.1			
128	Upper Level	F Hinds	Jewellers	A.1	138.7			
129	Upper Level	Games Workshop	Toys and Games	A.1	43.1			
130	Upper Level	Wagamama	Restaurant	A.3				
131	Upper Level	VACANT	Coffee Shop	A.3				
132	Upper Level	Tortilla	Restaurant	A.3				
132a	Upper Level	Gourmet Burger Kitchen	Restaurant	A.3				
133	Upper Level	Hobbs (London)	Menswear	A.1	242.7			
134	Upper Level	Highgrove	Luxury Items	A.1	291.8			
137	Upper Level	Moss Bros	Menswear	A.1	301.5			
138	Upper Level	Menkind	Toys/Games/Gifts	A.1	163.1			
139	Upper Level	Warehouse	Ladieswear	A.1	201.3			
140	Upper Level	Molton Brown	Health and Beauty	A.1	75.9			
141	Lower Level	First Choice/Thomson	Travel Agents	A.1			57.3	
142	Upper Level	The Perfume Shop	Perfume Shop	A.1	44.3			
143	Upper Level	Hotel Chocolat	Food	A.1		44.8		
144/5	Upper Level	Kiko Milano	Beauty	A.1	79.0			
146	Upper Level	Thorntons	Confectionery	A.1		42.6		
148	Upper Level	The Fragrance Shop	Health and Beauty	A.1	37.0			

The Mall Upper Level

August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	A.1 Floorspace (GIA sq.m)			
					A.1 Com- parison	A.1 Con- venience	A.1 Service	A.1 Vacant
149	Upper Level	Krispy Kreme	Doughnut/Coffee shop	A.3				
150	Upper Level	Jack Wills	Clothes Shop	A.1	364.3			
152	Upper Level	EE	Mobile Phones	A.1	56.3			
153	Upper Level	Sunglass Hut	Fashion accessories	A.1	44.3			
154	Upper Level	L'Occitane	Health and Beauty	A.1	49.4			
155	Upper Level	Virgin Holidays	Travel Agents	A.1			106.8	
156	Upper Level	Cath Kidston	Gifts / Home	A.1	106.8			
157	Upper Level	Bose	Electrical	A.1	135.8			
158	Upper Level	Vodafone	Mobile Phones	A.1	135.0			
159	Upper Level	Hugo Boss	Clothes Shop	A.1	238.8			
160	Upper Level	Jigsaw	Ladieswear	A.1	111.1			
161	Upper Level	Karen Millen	Ladieswear	A.1	129.5			
162	Upper Level	Radley	Health and Beauty	A.1	130.0			
163	Upper Level	Phase Eight	Ladieswear	A.1	130.6			
164	Upper Level	Crew Clothing	Clothing	A.1	129.2			
165	Upper Level	Costa	Coffee Shop	A.3				
B1	Kiosk	Boost Juice Bar	Restaurant	A.3				
R3	Kiosk	Pâtisserie Valerie	Restaurant	A.3				
R4	Kiosk	Café Rouge	Restaurant	A.3				

The Mall Upper Level

August 2017

Address		Occupant	Function (Last Known if Vacant)	Use Class	A.1 Floorspace (GIA sq.m)			
					A.1 Com- parison	A.1 Con- venience	A.1 Service	A.1 Vacant
FF3	Kiosk	Spud-u-like	Restaurant	A.3				
FF2	Kiosk	KFC	Restaurant	A.3				
FF1	Kiosk	McDonald's	Restaurant	A.3				
FF4	Restaurant	Caffe Gusto	Restaurant	A.3				
R2	Restaurant	YO! Sushi	Restaurant	A.3				
R1	Restaurant	Carluccio's	Restaurant	A.4				
208	Restaurant	Nandos	Restaurant/Café	A.3				
209	Other	Kidz Play	Creche	D.1				
210	Restaurant	Pizza Hut	Restaurant	A.3				
The Mall Cribbs Causeway: Upper Level					12,793.0	87.4	227.3	89.3
The Mall Cribbs Causeway: Overall Totals					61,703.8	438.6	759.8	3,897.6

Out of Centre Retail Parks:

a). Longwell Green Retail Park

Occupant	Function	Net Floorspace (sq.m)	Gross Floorspace (sq.m)	Car Parking Spaces
Asda	Foodstore	9,819	15,387	919
Homebase - includes Habitat and Argos	DIY Store	2,787	3,345	136
Wickes	DIY Store	2,190	2,847	130
Jollye's Pet Foodstore	Pet Food	578	620 (est)	Shared with Wickes
B&Q Warehouse *	DIY Store	11,022 (est)	13,778	577
Currys & PC World	Electrical Goods	1,115 (est)	1,394	Shared with B&Q
DFS / Carpet Right **	Furniture/carpets	1,917	1,977	74
Tile Flair	Tile suppliers	1,064 (est)	1,330 (est)	NK
Avondale Tiles	Tile suppliers	532 (est)	665 (est)	NK
Multi-Save Carpets	Carpet Store	532 (est)	665 (est)	NK
Oak Flooring Supplies	Flooring Services	532 (est)	665 (est)	NK
River Island, Carphone Warehouse, Clinton, Thornton's ***	Various	1,105	1,527	406
Clarks ****	Shoes	449	556	Shared
New Look	Clothes	892	1,115	Shared
Next	Clothes	743	929	Shared
Boots	Chemist	743	929	Shared
Outfit (Dorothy Perkins, Evans, Warehouse, Burton, Wallis, Miss Selfridge, Topman)	Clothes	1,115	1,394	Shared
Marks and Spencers	Department Store	3,233	3,716	Shared
Totals		40,368	52,839	2,242

Longwell Green Trade Park opposite B&Q includes: Buildbase; Halfords Autocentre; Toolstation; and Screwfix (Not A1 use).

Notes:

(est) = Indicates estimated net f/space of 80% of recorded gross f/space, or estimated gross f/space to be 20% higher than the net recorded f/space

Car parking spaces - Unless otherwise stated obtained from on site survey count

Details obtained from planning application records.

* An additional 550 square metres of retail floorspace added by Planning permission PK04/2027/F. As floorspace estimated original figure not amended

** 2 x A3 units totalling 235 square metres (GIA) located on edge of car park occupied by Costa and Subway (PK12/1382/F)

*** Mezzanine added to River Island unit April 2010, therefore overall floorspace increased at August 2010 Survey date

**** 1 x A3 unit (139 sq.m) on car park occupied by Café Nero (PK12/1827/F)

b). Cribbs Causeway Retail Park

Occupant	Function	Net F/space (sq.m)	Gross F/space (sq.m)	Car Parking Spaces
Asda	Superstore	8,361	16,258	1,183
Toys R' Us	Toy Store	2,415	4,706	229
Wickes	DIY Store	1,977	2,285	81
Halfords	Motor Accessories	3,864 (est)	4,830	186
B and M	Home store			Shared with Halfords
Hobby Craft	Craft / Hobby Store	1,115	1,338	Shared
TK Maxx	Clothing	1,422 (est)	1,777	Shared
Dreams	Bed Store	5,649 (est)	7,061	Shared
VACANT	Household Goods			300
Tapi Carpets	Carpets	(1,000 vacant) (est)	-	Shared
Home Sense	Household Goods			
Maplin	Electrical goods	(1,000 vacant) (est)	-	Shared
Carpet Right / Paul Simon	Furniture/Home Furnishing	1,412 (est)	1,765	Shared
Currys / PC World Superstore (Starbucks/Carphone Warehouse)	Electrical Store	5,389 (est)	6,596 (est)	800
Smyths Toys	Toy shop	13,159 (est)	15,485 (est)	Shared with Currys et al
SCS	Furniture Store			Shared with Currys et al
Oak Furnitureland	Furniture Store			Shared with Currys et al
Argos	Catalogue Store			Shared with Currys et al
Harveys / Bensons for Beds	Furniture / Interiors Store			Shared with Currys et al
Wren Kitchens	Furniture / Interiors Store			Shared with Currys et al
Sports Direct	Sports Goods			Shared with Currys et al
Mother Care	Baby Clothes	465	557	Shared with Currys et al
Next Home and Garden	Home and garden			
Magnet	Kitchen Showroom	465	557	Shared with Currys et al
D.F.S	Furniture Store	1,385	1,901	94
Makro	Warehouse Club	9,290	9,500	450
Porcelanosa	Tile warehouse	1,000 (est)	3,500	34
Topps Tiles	Tile / bathroom warehouse	436 (est)	545	47
Morrisons	Supermarket	3,383	6,829	551
B & Q Warehouse	DIY Store	11,306	14,077	578
Furniture Village	Furniture Store	1,845	1,845	Shared with B&Q
In 'n' Out Car Services	Car Services	372	1,486	19
Tileflair	Tile warehouse			
Totals		74,245	102,341	4,505

Non A1 uses at Cribbs Causeway also include: The Vue (Cinema/Restaurants); Trust Ford; Bristol Audi; Robins and Day; Bristol Honda; Wessex Nissan; In "n" Out; Xpress Car Wash

Notes: (est) = Indicates est. net f/space of 80% of recorded gross f/space, or estimated gross f/space to be 20% higher than the recorded net floorspace.

Car parking spaces - Unless otherwise stated obtained from on site survey count.

Obtained from planning application records.

c). Abbey Wood Shopping Park, Filton

Occupant	Function	Net Floorspace (sq.m)	Gross Floorspace (sq.m)	Car Parking Spaces
Asda	Foodstore	2,722	4,224	575
B & M	Bargain store	3,530	3,604	Shared
Snap Fitness (above Shops)				
Nandos / Costa / Subway / Frankie and Benny's / Bella Italia *	Not known	-	-	Shared
Matalan	Clothes Store	1,566 (est)	1,957	Shared
Pets at Home	Pet Store	648 (est)	810	Shared
Companion Care Vets (inside Pets at Home)	Veterinary Surgery	95 (est)	119	Shared
Intersport	Sports Store	775	929	Shared
Brantano / Poundland	Shoe shop / discount store	900	958	Shared
Next Clearance	Clothes Store	920	967	Shared
McDonalds	Restaurant	-	-	
Totals		11,156	13,568	575

Notes:

Floorspace - Unless otherwise stated data obtained from telephone survey conducted with store managers/head offices.

(est) = Indicates estimated net floorspace of 80% of recorded gross floorspace.

* Mix of A1/A2/A3 uses totalling 1,244sqm and 634 sqm D1/D2 including the stores listed

Details obtained from planning application records.

Other Out of Centre Retail Stores

Occupant	Function	Location	Net Floorspace (sq.m)	Gross Floorspace (sq.m)	Car Parking Spaces
Sainsburys*	Foodstore	Fox Den Road, Stoke Gifford	4,850	7,445	417
VACANT	DIY Store	Fox Den Road, Stoke Gifford	6,587	7,500 (est)	399
VACANT**	Part of fmr B & Q w/hse	Fox Den Road, Stoke Gifford	2,100 (est)	2,700 (est)	Shared with B&Q
Aldi***	Foodstore	Brook Way, Bradley Stoke	968	1,711	170
Totals			14,505	19,356	986

Part of former B & Q store occupied by Gym (D2 use) (PT16/0914/F)

Notes:

* Planning permission PT09/0408/F for the increase in floorspace of 2,053 Net (2,410 Gross) together with an extra 131 car parking spaces.

** Planning permission PT16/6471/F for mezzanine floor comprising 1,765 sq metres floorspace

*** In addition to the Aldi store are a number of other facilities including a Pharmacy, Estate Agent, Fish and Chip Shop, Pizza Hut, Hollow Tree Public House, Nursey School, Veterinary Hospital, and a number of offices.

Floorspace - Data obtained from telephone survey conducted with store managers/head offices.

Car parking spaces - Unless otherwise stated details obtained from on site survey count

Details obtained from planning application records.

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