

South Gloucestershire

Town Centres & Retailing

August 2012



www.southglos.gov.uk


South Gloucestershire
Council

Town/District Centres and Retailing In South Gloucestershire: August 2012

Contents	Page	Page
Introduction		
Characteristics of Town/District Centres	1	45
Town/District Centres: Survey Content	4	46
Out of Centre Retailing: Survey Content	5	54
Retail Monitoring and Summary Information	5	62
Location of Main Shopping Centres	6	63
		66
		73
		78
Summary Tables		
Table 1 – A.1 Retail Floorspace Composition Summary	7	
Table 2 – Primary Shopping Frontages Policy South Gloucestershire Local Plan	9	79
		The Mall Cribbs Causeway Shopping Complex
Town/District Centres		Out of Centre Retail Parks
Chipping Sodbury Summary Table and Schedule	11	88
Downend Summary Table and Schedule	20	89
Emersons Green Summary Table and Schedule	24	90
Filton Summary Table and Schedule	27	
Hanham Summary Table and Schedule	30	Other Out of Centre Retail Stores
Kingswood Summary Table and Schedule	36	91

Town/District Centres and Retailing in South Gloucestershire: August 2012

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 2,310 square metres of retail floorspace. The centre maintains the character of an historic market town, but given the proximity of Yate, it lacks a major foodstore or multiples found in other centres. Comparison shopping forms the majority of retailing activity in the town centre with 35% of units (1,152 square metres) in comparison use. Convenience functions account for 28% of all A1 units totalling 592 square metres. Service functions account for 26% of all A1 units but only 15% of the available A1 floorspace. At the time of the August 2012 survey there was 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 26 units with an A1 use class. There is a total of 3,333 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, over 50% of the retail floorspace is taken up by convenience functions, although these only account for 27% of all retail units. At the time of the survey there was 1 vacant or empty A1 unit representing 4% 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 7 units front Emerson Way. The anchor store is provided by a Sainsburys foodstore, which is supported by 12 other retail units. At the time of the survey Boots, Brantano, Store Twenty One, 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 11,137 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. In total the centre provides 2,728 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 2012 survey there

were 20 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 65% of the floorspace totalling 1,780 square metres but only 40% of the units. Convenience functions account for 40% of all A1 units totalling 779 square metres, while service functions account for 15% of all A1 units and only 5% of the available A1 floorspace. At the time of the survey there was 1 vacant A1 unit.

Hanham

Hanham is characterised as a smaller traditional town/district centre with a total 39 units with an A1 use class. There are a total of 2,486 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 2012 survey there were 4 vacant or empty A1 units representing 11% of all A1 retail units in the centre.

Kingswood

Kingswood is a centre providing convenience and low order comparison shopping, together with local service facilities. In total there are 91 units with an A1 use class providing 10,783 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 a Co-op foodstore and Pound-Stretcher Extra store adjoin the centre. Comparison shopping forms the majority of

retailing activity in the town/district centre with 51% of units or 6,417 square metres, in comparison use. Convenience functions account for 19% of all A1 units and total 3,209 square metres, while service functions account for 19% of all A1 units or 7% of the available A1 floorspace. At the time of the survey there were 11 vacant or empty A1 units. This represents 12% of all A1 retail units in the town/district centre.

Staple Hill

Staple Hill has a total of 85 units with an A1 use class providing 7,103 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 49% of units and 3,799 square metres in comparison use. Convenience functions account for 19% of all A1 units and totals 2,197 square metres, while service functions account for 27% of all A1 units or 13% of the available A1 floorspace. At the time of the survey there were 4 vacant or empty A1 units representing 5% 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. A 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 tea rooms complementing the other core retailing businesses. In total Thornbury has 73 units with an A.1 use class providing 7,401 square metres of retail

floorspace. Comparison shopping forms the majority of retailing activity in the centre with 49% of units (3,255 square metres) in comparison use. Convenience functions account for 18% of all A1 units totalling 2,621 square metres. Service functions account for 25% of all A1 units but only 15% of the available A1 floorspace. At the time of the survey there were 6 vacant or empty A1 units representing 8% 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. There are a total of 88 units with an A1 use class. A good range of multiple stores are represented, including Poundland, New Look, Dorothy Perkins, Halfords, Argos, 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 58% of all A 1 units and 50% of the available retail floorspace. Convenience functions account for 37% of retail floorspace but only 7% of all A1 units. The Tesco Extra store accounting for some 87% of all convenience floorspace. Service functions account for 16% of all A1 units but just 5% of retail floorspace. At the time of the survey there were 17 vacant or empty A1 units representing 19% 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 17 other retail units. At the time of the survey only no units were vacant. The units were occupied by well known “high street” names including Carphone Warehouse, Poundworld, Shoe Zone, Brantano, 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 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.

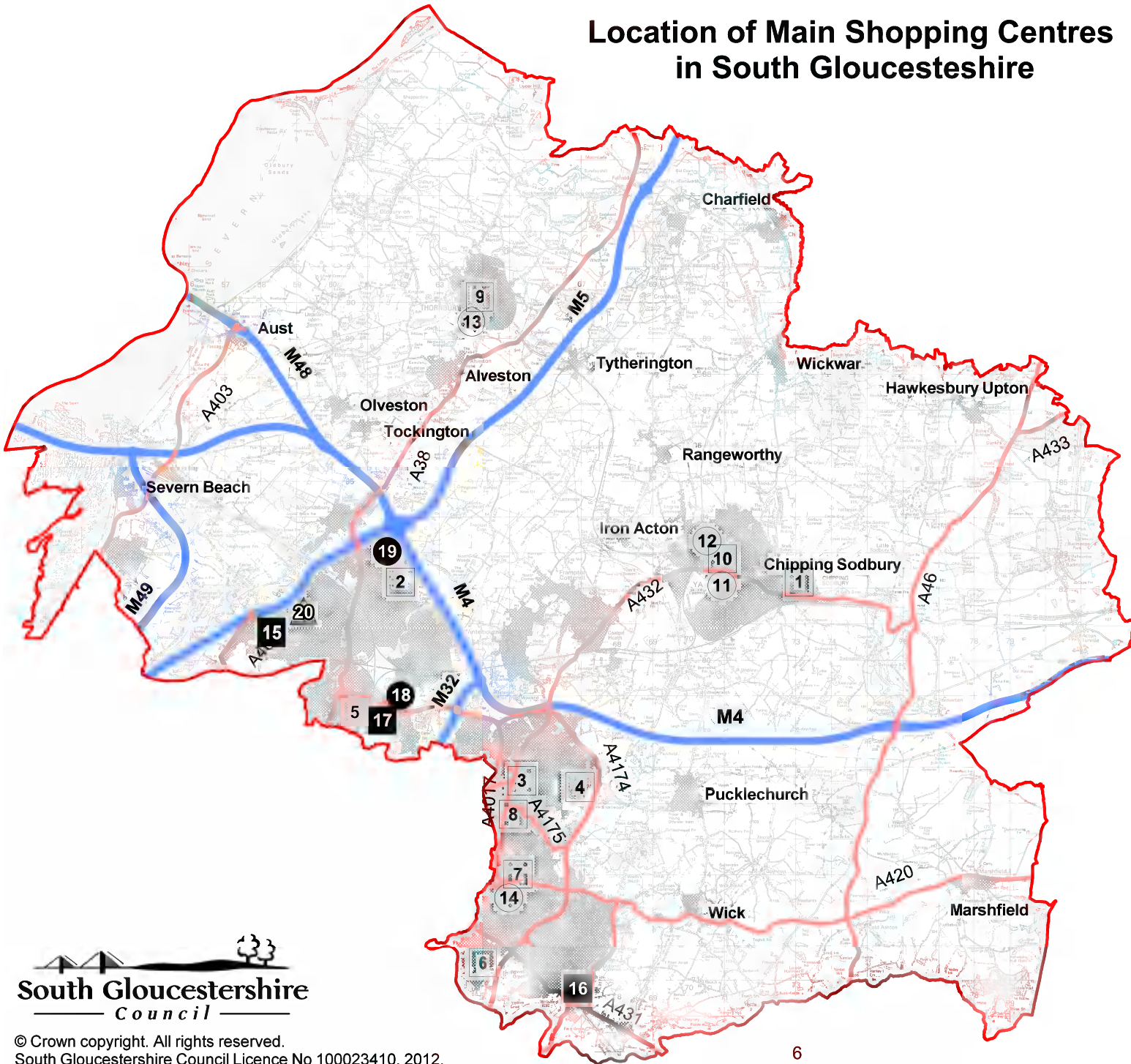
Summary Table 2 presents an assessment of the length of A1 frontage in retail use. All town/district centre retail frontages are split between primary and secondary frontages. **Table 2** lists the lengths of individual retail frontages classified as primary frontage for each town/district centre as 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. Cribbs Causeway
16. Longwell Green
17. Abbey Wood Retail Park
18. Sainsburys/B&Q Warehouse, Stoke Gifford
19. Aldi Foodstore, Brook Way, Bradley Stoke
20. The Mall

Table 1: A.1 Retail Floorspace Composition (Sq Mtrs): Summary Table, August 2012

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	2,310.5	54	591.6	25.6	15	27.8	1,151.5	49.8	19	35.2	338.8	14.7	14	25.9	228.6	9.9	3	5.6
Downend	3,332.6	26	1,692.0	50.8	7	26.9	884.8	26.5	8	30.8	384.2	11.5	10	38.5	371.6	11.2	1	3.8
Emersons Green	11,137.0	13	6,661.0	59.8	2	15.4	4,312.5	38.7	9	69.2	163.5	1.5	2	15.4	0.0	0.0	0	0.0
Filton	2,728.4	20	779.1	28.6	8	40.0	1,779.6	65.2	8	40.0	141.8	5.2	3	15.0	27.9	1.0	1	5.0
Hanham	2,486.1	37	1,111.5	44.7	8	21.6	540.4	21.7	11	29.7	714.8	28.8	14	37.8	119.4	4.8	4	10.8
Kingswood	10,782.7	91	3,209.0	29.8	17	18.7	6,417.2	59.5	46	50.5	785.2	7.3	17	18.7	371.3	3.4	11	12.1
Staple Hill	7,103.0	85	2,196.8	30.9	16	18.8	3,798.6	53.5	42	49.4	910.8	12.8	23	27.1	196.8	2.8	4	4.7
Thornbury	7,401.3	73	2,620.9	35.4	13	17.8	3,254.8	44.0	36	49.3	1,113.8	15.0	18	24.7	411.8	5.6	6	8.2
Yate *	23,491.3	88	8,700.3	37.0	6	6.8	11,707.8	49.8	51	58.0	1,209.0	5.1	14	15.9	1,874.2	8.0	17	19.3
Willow Brook C'nt Bradley Stoke **	17,448.0	18	11,560.0	66.3	2	11.1	5,368.0	30.8	12	66.7	520.0	3.0	4	22.2	0.0	0.0	0	0.0
Town/District Centre Totals	88,220.9	505	39,122.2	44.3	94	18.6	39,215.2	44.5	242	47.9	6,281.9	7.1	119	23.6	3,601.6	4.1	47	9.3
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
Edge of Centre Stores Totals	11,744.0	6	8,184.0	69.7	4	66.7	3,560.0	30.3	2	33.3	0.0	0.0	0	0.0	0.0	0.0	0	0.0
Cribbs Causeway Retail Park	74,093.0	29	11,744.0	15.9	2	6.9	57,050.0	77.0	24	82.8	0.0	0.0	0	0.0	5,299.0	7.2	3	10.3
Longwell Green Retail Park ***	39,946.0	22	9,819.0	24.6	1	4.5	29,291.0	73.3	20	90.9	0.0	0.0	0	0.0	836.0	2.1	1	4.5
Abbey Wood Retail Park	12,516.0	8	0.0	0.0	0	0.0	4,904.0	39.2	6	75.0	0.0	0.0	0	0.0	7,612.0	60.8	2	25.0
Retail Park Totals	126,555.0	59	21,563.0	17.0	3	5.1	91,245.0	72.1	50	84.7	0.0	0.0	0	0.0	13,747.0	10.9	6	10.2
Other out of Centre Stores Totals	17,005.0	4	5,818.0	34.2	2	50.0	6,587.0	38.7	1	25.0	0.0	0.0	0	0.0	4,600.0	27.1	1	25.0

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 ****	67,584.3	118	471.9	0.7	6	5.1	64,919.2	96.1	97	82.2	881.3	1.3	7	5.9	1,311.8	1.9	8	6.8
Totals	311,109.2	692	75,159.1	24.2	109	15.8	205,526.4	66.1	392	56.6	7,163.2	2.3	126	18.2	23,260.4	7.5	62	9.0

Notes:

* Excludes Yate, Station Road.

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

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

**** 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 2012

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	100.9 m	77.7 %	28.9 m	22.3 %
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	188.5 m	58.1 %	135.7 m	41.9 %
Downend Town/District Centre					
1-33 Badminton Road (west side)	114.9 m	55.1 m	48.0 %	59.8 m	52.0 %
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	133.3 m	66.9 %	65.9 m	33.1 %
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	81.7 m	100.0 %	0.0 m	0.0 %
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	141.7 m	82.9 %	29.3 m	17.1 %
Hanham Town/District Centre					
33-77 High Street (north side)	204.3 m	118.5 m	58.0 %	85.8 m	42.0 %
46-86 High Street (south side)	139.1 m	73.8 m	53.1 %	65.3 m	46.9 %
Primary frontage Hanham	343.4 m	192.3 m	56.0 %	151.1 m	44.0 %

Kingswood Town/District Centre					
Kingswood SC, + 37 - 43 Regent Street	336.5 m	319.0 m	94.8 %	17.5 m	5.2 %
1-33 Regent Street (north side)	98.5 m	69.5 m	70.6 %	29.0 m	29.4 %
63-123 Regent Street (north side)	158.6 m	90.7 m	57.2 %	67.9 m	42.8 %
8-74 Regent Street (south side)	185.7 m	132.7 m	71.5 %	53.0 m	28.5 %
Primary frontage Kingswood	779.3 m	611.9 m	78.5 %	167.4 m	21.5 %
Staple Hill Town/District Centre					
1-39 Broad Street (north side)	115.5 m	79.0 m	68.4 %	36.5 m	31.6 %
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	156.5 m	86.5 %	24.5 m	13.5 %
111-141 High Street (north side)	114.0 m	47.0 m	41.2 %	67.0 m	58.8 %
58-130 High Street (south side)	246.5 m	176.0 m	71.4 %	70.5 m	28.6 %
Primary frontage Staple Hill	735.0 m	520.0 m	70.7 %	215.0 m	29.3 %
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	90.0 m	66.0 m	73.3 %	24.0 m	26.7 %
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	35.2 m	72.1 %	13.6 m	27.9 %
Primary frontage Thornbury	713.3 m	544.7 m	76.4 %	168.6 m	23.6 %
Yate Town/District Centre					
5 and 6 North Parade (inclusive)	29.5 m	29.5 m	100.0 %	0.0 m	0.0 %
1-29, 2-18 North Walk	129.1 m	103.1 m	79.9 %	26.0 m	20.1 %
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	270.2 m	258.7 m	95.7 %	11.5 m	4.3 %
1-19, 2-36 West Walk	208.1 m	184.8 m	88.8 %	23.4 m	11.2 %
Primary Frontage Yate	838.4 m	752.6 m	89.8 %	85.9 m	10.2 %
Total Length of Primary Frontage	4,444.4 m	3,370.3 m	75.8 %	1,074.2 m	24.2 %

RETAILING IN CHIPPING SODBURY TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2012

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	15	27.8	591.6	25.6
A.1 Comparison / Durable Functions *	19	35.2	1,151.5	49.8
A.1 Service Functions	14	25.9	338.8	14.7
A.1 Units Currently Occupied and Trading	51	94.4	2,081.9	90.1
A.1 Vacant Functions	3	5.6	228.6	9.9
Total No. A.1 Units	54	100	2,310.5	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.	100.9 m.	77.7 %	28.9 m.	22.3 %
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.	188.5 m.	58.1 %	135.7 m.	41.9 %
Total length of secondary frontage		581.3 m.	127.2 m.	21.9 %	454.1 m.	78.1 %
Chipping Sodbury Total		905.5 m.	315.7 m.	34.9 %	589.8 m.	65.1 %

NB Linear frontages of corner shops include side frontages

Chipping Sodbury Town/District Centre North Side August 2012

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		The Grapes/Tudor Raj	Public House/Restaurant	A3/A4								
51	Rounceval St	F		Residential	Residential	C.3								
59-65	Rounceval St	F		Dando's	Car Sales	S.G								
67	Rounceval St	F		Humbugzz	Sweet Shop	A.1					12.0			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	Little Monkeys	Childrens Clothes/Toys	A.1	4.10	4.10			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/Coffee Shop	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	RJ Mann	Opticians	A.1	4.40	4.40			28.0	28.0		
23b	High Street	P	RT9	Higos	Insurance Co. Office Ent.	A.2	1.50							
23	High Street	P	RT9	Britannia	Building Society	A.2	8.30							

Chipping Sodbury Town/District Centre North Side August 2012

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
25	High Street	P	RT9	The Madd Sandwich Co	Sandwich Shop	A.1	5.40	5.40	5.40				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	6.30				19.5	
29	High Street	P	RT9	Cotswold Vintners	Deli Off Licence	A.1	5.10	5.10	5.10				23.5	
29a	High Street	P	RT9	Sante et Beaute	Beauty Salon	A.1	3.50	3.50	3.50	30.0	30.0			
31	High Street	P	RT9	VACANT *	Hardware & Pet Supplies	A.1	10.50	10.50	10.50			154.1		
33	High Street	P	RT9	Lloyds Pharmacy	Chemist	A.1	11.10	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	Tily's	Electrical	S.G	3.90							
37	High Street	P	RT9	Paul Tily Electrical	Office	B.1	6.00							
39	High Street	P	RT9	Hobbs House	Butchers / Bakers	A.1	13.50	13.50	13.50				31.8	
41	High Street	P	RT9	Jack Russell Gallery	Gallery	A.1	8.20	8.20	8.20				90.0	
43-45	High Street	P	RT9	M & Co	Clothes	A.1	13.00	13.00	13.00				115.5	
47	High Street	P	RT9	Swagger	Gift shop	A.1	8.20	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	Purple Parrot	Toy Shop	A.1		4.80	4.80				33.3	
53	Broad Street	S	RT1	C/Sodbury Fish Bar	Takeaway	A.5		8.60						
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	

Chipping Sodbury Town/District Centre North Side August 2012

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
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	VACANT	Ladies Clothes / Wine Bar	A1/A4	5.70	5.70				59.5		
83	Broad Street	S	RT1	Franklins	Barbers	A.1	1.50	1.50	13.8	13.8				
Chipping Sodbury Town/District Centre North Side: Totals								129.8 204.9	100.9 34.1	925.2	206.2	213.6	270.6	

* Planning permission PK12/1112/F for rear extension to form retail unit and use of existing buildings to A1, A2 and A3. Work commenced at time of survey.
A1 retail floorspace likely to increase by approx. 50 to 60 sq m, plus provision of partly covered area for market stalls.

Chipping Sodbury Town/District Centre South Side August 2012

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
66	Rounceval St	F		La Passione	Wine Bar/Restaurant	A.3							
68	Rounceval St	F		Residential	Residential	C.3							
70	Rounceval St	F		VACANT	Fancy Dress Hire	A.1						15.0	
2	High Street	S	RT1	Gilly's	Wine Bar/Restaurant	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	Penny Farthings	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	VACANT	Investments	A.2		9.90					
26	High Street	S	RT1	McKinnons	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 Gos. Council	Library	D.1		9.80					
	High Street	S	RT1	Old Grammar School	Community Centre	D.1		1.30					

* Primary use of property residential.

Chipping Sodbury Town/District Centre South Side August 2012

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
	High Street	S	RT1	Baptist Church	Church		9.00						
40	High Street	P	RT9	Lloyds TSB	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	The Sodbury Florist	Florist	A.1	5.40	5.40		54.0			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	Bistro 58	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

Chipping Sodbury Town/District Centre South Side August 2012

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
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							
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	563.2	52.6	15.0	271.9

Chipping Sodbury Town/District Centre East Side August 2012

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 Convenience	
1	Horse Street	P	RT9	Siam Thai	Restaurant	A.3	6.20							
3	Horse Street	P	RT9	Anthony Harcourt etc.	Osteopath	D.1	4.90							
5	Horse Street	P	RT9	Farrago	Clothes / Accessories	A.1	8.40	8.40		37.4				
1	Beaufort Mews	P	RT9	Shabby Chic	Fancy Goods	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	Shabby Chic	Fancy Goods	A.1	11.90	11.9		78.0				
4	Beaufort Mews	S	RT1	Inspiration	Crafts	A.1	9.00	9.00		24.0				
5	Beaufort Mews	S	RT1	Loyes Financial Services	Financial Services	A.2	3.10							
6	Beaufort Mews	S	RT1	E J Gauntlett	Chiropodist	D.1	8.50							
7	Beaufort Mews	S	RT1	Cloud Nine	Beauty Salon	A.1	8.20	8.20		44.0	44.0			
9	Horse Street	P	RT9	Giardino	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	Blast	Cycle Shop	A.1	3.80	3.80		30.4				
23	Horse Street	S	RT1	Chipping Sodbury P.O.	Post Office	A.1	5.20	5.20		29.7			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	49.8	418.5	62.9	0.0	49.1

Chipping Sodbury Town/District Centre West Side August 2012

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
6	Horse Street	S	RT1	Residential	Residential	C.3	9.10							
8	Horse Street	S	RT1	Bed Boutique	Bedroom Furniture	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	Wood Computers	Computer Services	A1/A2	4.30		4.30	4.9				
18-22	Horse Street	S	RT1	Residential	Residential	C.3	10.50							
24	Horse Street	S	RT1	Anita Cut	Hairdressers	A.1	4.70		4.70	8.5	8.5			
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	188.5	127.2	2081.9	338.8	228.6	591.6

RETAILING IN DOWNEND TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2012

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	7	26.9	1,692.0	50.8
A.1 Comparison / Durable Functions *	8	30.8	884.8	26.5
A.1 Service Functions	10	38.5	384.2	11.5
A.1 Units Currently Occupied and Trading	25	96.2	2,961.0	88.8
A.1 Vacant Functions	1	3.8	371.6	11.2
Total No. A.1 Units	26	100	3,332.6	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 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.	55.1 m.	48.0 %	59.8 m.	52.0 %
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.	133.3 m.	66.9 %	65.9 m.	33.1 %
Total length of secondary frontage		182.9 m.	44.4 m.	24.3 %	138.5 m.	75.7 %
Downend Total		382.1 m.	177.7 m.	46.5 %	204.4 m.	53.5 %

NB Linear frontages of corner shops exclude side frontages

Downend Town/District Centre East Side

August 2012

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
20	Badminton Rd	S	RT1	Lloyds TSB	Bank	A.2	13.0							
18a	Badminton Rd	S	RT1	Nat West	Bank	A.2	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	Motaman	Car Accessories	A.1	6.0	6.0		66.9				
14	Badminton Rd	S	RT1	Golden Dragon	Takeaway	A.5	6.0							
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	VACANT	Estate Agents	A.2	4.5							
8	Badminton Rd	S	RT1	IFC	Financial Adviser	A.2	4.5							
6	Badminton Rd	S	RT1	Intire	Estate Agents	A.2	8.0							
2-4	Badminton Rd	S	RT1	VACANT *	Car Accessories	A.1	16.0	16.0				371.6		
	Downend Rd	S	RT1	The Beauty Suite	Beauty Salon	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	Bristol Hose Ltd	Offices	B.1	17.0							
124a	North Street	S	RT1	Residential	Residential	C.3	5.0							
124	North Street	S	RT1	The Brunch Box	Sandwich Shop	A.1	9.4	9.4		13.3				13.3
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	The Coventry	Building Society	A.2	4.0							
77	North Street	S	RT1	Barnard & Co	Solicitors	A.2	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: Totals							0.0	182.9	0.0	44.4	133.9	53.7	371.6	13.3

* New Sainsburys Store opening soon

Downend Town/District Centre West Side

August 2012

Address	Primary Secondary Fringe	LP Policy Area	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec	A.1 Frontage		Retail Floorspace (net sq.m)				
							Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venienc	
35	Badminton Rd	F	Residential	Residential	C.3								
33	Badminton Rd	P	RT9	Taylor's	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	Uncle Irv's	Bakery / Takeaway	A.1	4.2	4.2	46.9				46.9
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	Bristol 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	Care Plus Mobility	Mobility Specialists	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	Britannia	Building Society	A.2	12.6						
9	Badminton Rd	P	RT9	Freshly Ground	Café	A.3	6.3						
7	Badminton Rd	P	RT9	Co-op 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 2012

Address	Primary Secondary Fringe	LP Policy Area	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- 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	Zero Cycle Corp	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		Stems	Florist	A.1				45.0			45.0	
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		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	133.3	0.0	2,827.1	330.5	0.0	1,678.7
Downend Town/District Centre: Overall Totals							199.2	182.9	133.3	44.4	2,961.0	384.2	371.6	1,692.0

RETAILING IN EMERSONS GREEN TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2012

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	15.4	6,661.0	59.8
A.1 Comparison / Durable Functions *	9	69.2	4,312.5	38.7
A.1 Service Functions	2	15.4	163.5	1.5
A.1 Units Currently Occupied and Trading	13	100.0	11,137.0	100.0
A.1 Vacant Functions	0	0.0	0.0	0.0
Total No. A.1 Units	13	100	11,137.0	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 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.	34.5 m.	32.1 %	72.9 m.	67.9 %
Emersons Green Total		448.0 m.	319.8 m.	71.4 %	128.2 m.	28.6 %

NB Linear frontages of corner shops exclude side frontages

Emersons Green Town/District Centre

August 2012

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	
	Unit 1	P	RT9	Sainsbury	Supermarket	A.1	95.0		95.0			6,399.0			5,918.0
	Unit 2	P	RT9	Boots	Chemist	A.1	30.0		30.0			1,093.0			
	Unit 3	P	RT9	Brantano	Shoe shop	A.1	18.0		18.0			580.0			
		P	RT9	Lidl	Supermarket	A.1	24.8		24.8			743.0			743.0
				The Mill House	Pub	A.3									
				Bottelino's	Restaurant	A.3									
	Unit SU 1	S	RT1	Taylor's	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	Ladbroke's	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	Store Twenty One	Clothes	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							
114	Emerson Way	S	RT1	E/Green Vet Surgery	Vets	D.1		8.0							

Emersons Green Town/District Centre

August 2012

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
116	Emerson Way	S	RT1	Jack and Rosie	Childrens Clothes	A.1	8.0		8.0		74.7			
118	Emerson Way	S	RT1	Let's Move UK	Estate Agent	A.2	19.0							
Emersons Green Town/District Centre: Totals							340.6	107.4	285.3	34.5	11,618.0	163.5	0.0	6,661.0

Frontage measurement includes side frontage

RETAILING IN FILTON TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2012

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	8	40.0	779.1	28.6
A.1 Comparison / Durable Functions *	8	40.0	1,779.6	65.2
A.1 Service Functions	3	15.0	141.8	5.2
A.1 Units Currently Occupied and Trading	19	95.0	2,700.5	99.0
A.1 Vacant Functions	1	5.0	27.9	1.0
Total No. A.1 Units	20	100	2,728.4	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 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.	81.7 m.	100.0 %	0.0 m.	0.0 %
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.	141.7 m.	82.9 %	29.3 m.	17.1 %
Total length of secondary frontage		60.6 m.	9.2 m.	15.2 %	51.4 m.	84.8 %
Filton Total		231.6 m.	150.9 m.	65.1 %	80.7 m.	34.9 %

NB Linear frontages of corner shops exclude side frontages

Filton Town/District Centre

August 2012

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
1 - 3	Shield Centre		Bristol Concorde	Restaurant	A.3								
	Shield Centre		Premier Inn	Hotel	C.1								
4	Shield Centre	P	RT9	Snow and Rock	Outdoor Clothing	A.1	32.5	32.5	746.0				
	Shield Centre	S	RT1	Connells	Estate Agent	A.2		9.8					
	Shield Centre	S	RT1	Filton Library	Library	D.1		12.8					
5	Shield Centre	P	RT9	J & S	Motor Cycle Clothing etc	A.1	11.8	11.8	227.8				
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			Majestic Wine	Wine Warehouse	A.1			220.0				220.0
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	Flowers in Bloom	Florist	A.1	5.0	5.0	32.5				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	Kitchen & Bathroom Centre	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	Taxi Office	S.G	2.3						
144	Gloucester Rd	S	RT1	glöden	Sunbed Centre	A.1		4.3	4.3	75.0	75.0		
146	Gloucester Rd	S	RT1	Golden Oriental	Takeaway	A.5		5.0					
148	Gloucester Rd	S	RT1	St Peter's Hospice	Charity Shop	A.1		4.9	4.9	34.8			

Filton Town/District Centre

August 2012

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	
150	Gloucester Rd	S	RT1	Panahar	Indian Restaurant	A.3	9.6							
152	Gloucester Rd	S	RT1	VACANT	Pizza takeaway	A.3	4.5							
154	Gloucester Rd	S	RT1	Coral	Turf Accountant	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	Job Centre	A.2								
	Church Road	F			Office									
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	VACANT	Hair and Beauty Salon	A.1	5.0	5.0			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	Vue News	Newsagent	A.1	5.0	5.0	27.8				27.9	
2	Church View	P	RT10	Vue Post Office	Post Office	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	141.7	9.2	2,700.5	141.8	27.9	779.1

RETAILING IN KINGSWOOD TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2012

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	17	18.7	3,209.0	29.8
A.1 Comparison / Durable Functions *	46	50.5	6,417.2	59.5
A.1 Service Functions	17	18.7	785.2	7.3
A.1 Units Currently Occupied and Trading	80	87.9	10,411.4	96.6
A.1 Vacant Functions	11	12.1	371.3	3.4
Total No. A.1 Units	91	100	10,782.7	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.	319.0 m.	94.8 %	17.5 m.	5.2 %
1-33 Regent Street (north side)		98.5 m.	69.5 m.	70.6 %	29.0 m.	29.4 %
63-123 Regent Street (north side)		158.6 m.	90.7 m.	57.2 %	67.9 m.	42.8 %
8-74 Regent Street (south side)		185.7 m.	132.7 m.	71.5 %	53.0 m.	28.5 %
Total length of primary frontage		779.3 m.	611.9 m.	78.5 %	167.4 m.	21.5 %
Total length of secondary frontage		422.8 m.	120.4 m.	28.5 %	302.4 m.	71.5 %
Kingswood Total		1,202.1 m.	732.3 m.	60.9 %	469.8 m.	39.1 %

NB Linear frontages of corner shops exclude side frontages

Kingswood Town/District Centre North Side

August 2012

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	Thomas Matthews	Hairdresser	A.1	4.5	4.5	21.0	21.0				
383	Two Mile Hill P	S	RT1	VACANT	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	Emporium	Hairdresser	A.1	3.0	3.0	37.4	37.4				
391	Two Mile Hill P	S	RT1	VACANT	Jewellers	A.1	5.3	5.3					15.2	
393	Two Mile Hill P	S	RT1	VACANT	Salon	A.1	3.2	3.2					16.0	
1	Regent St	P	RT9	Connell's	Estate Agents	A.2	9.5							
1a	Regent St	P	RT9	Hooked on Crafts	Craft Shop	A.1	5.5	5.5	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	Cartridge World	Printing Supplies	A.1	5.0	5.0	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	Global One Bistro Bar	Café	A.3	5.0							
15	Regent St	P	RT9	Stepping Up Clothing	Clothes shop	A.1	4.5	4.5	54.5					
17	Regent St	P	RT9	Craft Design	Arts & Crafts	A.1	5.0	5.0	65.5					
19	Regent St	P	RT9	VACANT	Bridal Shop	A.1	4.5	4.5					15.9	
21	Regent St	P	RT9	VACANT	Charity Shop	A.1	5.0	5.0					38.4	
23	Regent St	P	RT9	Kingswood Farm Shop	Farm Shop	A.1	5.0	5.0	51.5					51.5

Kingswood Town/District Centre North Side

August 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec	A.1 Frontage		Retail Floorspace (net sq.m)			
							Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
25	Regent St	P	RT9	Cheque Centre	Financial Services	A.1	5.0	5.0	23.8	23.8		
27	Regent St	P	RT9	Nationwide	Building Society	A.2	4.5					
29	Regent St	P	RT9	British Heart Fndation	Charity Shop	A.1	5.5	5.5	62.3			
31	Regent St	P	RT9	VACANT	Travel Agents	A.1	5.0	5.0			35.2	
33	Regent St	P	RT9	Your Move	Estate Agents	A.2	5.0					
1a	Downend Rd	F		Kestrel Galleries	Art Materials	A.1			27.2			
2	Downend Rd	F		VACANT	Bank	A.2						
2a	Downend Rd	F		VACANT	Books and Puzzle Shop	A.1					41.0	
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	The Money Shop	Financial services	A.2	5.5	5.5				
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	Smart Computers	Computer Sales/Repairs	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	David Christopher	Jewellers	A.1	5.5	5.5	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	Select	Clothes (women's)	A.1	10.0	10.0	89.1			

Kingswood Town/District Centre North Side

August 2012

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	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	VACANT	Card Shop	A.1	11.5	11.5				67.0		
19	Kingsw'd SC	P	RT9	Sonyx	Jewellery and Handbags	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	Phones4u	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	The 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	Festival Leisure	Amusement Arcade	S.G	7.5							
75	Regent St	P	RT9	Diamond Kebas	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 Concern UK	Charity Shop	A.1	6.0	6.0		44.9				
87	Regent St	P	RT9	Bar Celona	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	Sugo	Mediterranean Restaurant	A.3	6.5							

Kingswood Town/District Centre North Side August 2012

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
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			
101	Regent St	P	RT9	Rainbow	Bakery	A.1	5.0		5.0	15.8			15.8	
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	Kirby Sheppard	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	Razzle Dazzle	Gifts	A.1	5.5		5.5	51.5				
121	Regent St	P	RT9	Greens	Pet/Garden 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	Co-op Pharmacy	Convenience/Chemist	A.1		18.0	18.0	275.3			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	Sydenham Nursery	Day Nursery	D.1		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	Church Office	B.1		8.0						
21-23	High Street	S	RT1	Learning Partnership West	Youth Training	A.2		12.5						

Kingswood Town/District Centre North Side

August 2012

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	
25	High Street	S	RT1	VACANT	Phone Repairs/Spares	A.1	5.0		5.0			23.8		
27	High Street	S	RT1	Kings Tandoori	Restaurant	A.3	4.5							
29	High Street	S	RT1	Nursey & Baby	Nursery Accessories	A.1	6.0		6.0	52.0				
	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							
	High Street	S	RT1	Residential Entrance	Residential Entrance	C.3	2.4							
33	High Street	S	RT1	The Hidden Beauty	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	Sandwich Express	Cold Food Takeaway	A.1	6.0		6.0	17.6			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	Chris Skidmore MP	Walk-In Surgery	S.G.	4.5							
49	High Street	S	RT1	VACANT	Recruitment Agency	A.2	3.0							
							593.6	175.8	479.2	75.9	8017.1	624.2	326.4	2853.9

Kingswood Town/District Centre South Side August 2012

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	
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	Martin & Co.	Letting Agents	A.2	5.0								
10	Regent Street	P	RT9	Dominos Pizza	Takeaway	A.5	5.1								
12	Regent Street	P	RT9	Silver Bridals	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	Tiny Tots Sparkles	Childrens Clothes	A.1	4.9		4.9	42.8					
22(ent)	Regent Street	P	RT9	VACANT	Beauty salon	A.1	1.3		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	VACANT	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	Britannia	Building Society	A.2	7.3								
44	Regent Street	P	RT9	VACANT	Carpet 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	Greggs	Bakers	A.1	5.2		5.2	37.5					37.5
52-54	Regent Street	P	RT9	British Heart Foundation	Furniture and Electrical	A.1	10.3		10.3	334.5					

Kingswood Town/District Centre South Side August 2012

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
56	Regent Street	P	RT9	Superdrug	Toiletries	A.1	11.9		11.9					
58	Regent Street	P	RT9	Santander	Building Society	A.2	8.2							
60	Regent Street	P	RT9	VACANT	Office entrance	B.1	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	Bingo Lounge	Amusements Arcade	S.G	8.0		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	C.M. Lea	Opticians	A.1	4.7		4.7			23.7	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		Buono Appetito	Café	A.3								
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		Brain Sinnott	Solicitors	A.2								
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	Party FX	Gift Wrap etc.	A.1		6.0		6.0		28.9		
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	Moravian Church	Church	D.1		6.0						
90-92	Regent Street	S	RT1	Nat West	Bank	A.2		19.5						

Kingswood Town/District Centre South Side August 2012

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
94-96	Regent Street	S	RT1	Kingswood Colliers	Public House	A.4	23.5							
98	Regent Street	S	RT1	Regent St Arcade	Indoor Market	A.1	9.0	9.0		185.8			55.7	
100	Regent Street	S	RT1	VACANT	Accountants	B.1	10.0							
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		Vision Express	Opticians	A.1				72.2	72.2			
	Hanham Road	F		Welcome	Financial Services	A.2								
	Hanham Road	F		South Glos PCT	Health Care	B.1								
	Hanham Road	F		Post Office	Main Post Office	A.1								
	High Street	S	RT1	Phone Exchange	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	132.7	44.5	2,394.3	161.0	44.9	355.1
Kingswood Town/District Centre: Overall Totals							779.3	422.8	611.9	120.4	10,411.4	785.2	371.3	3,209.0

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

RETAILING IN STAPLE HILL TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2012

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	16	18.8	2,197	30.9
A.1 Comparison / Durable Functions *	42	49.4	3,798.6	53.5
A.1 Service Functions	23	27.1	910.8	12.8
A.1 Units Currently Occupied and Trading	81	95.3	6,906.2	97.2
A.1 Vacant Functions	4	4.7	196.8	2.8
Total No. A.1 Units	85	100	7,103.0	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.	79.0 m.	68.4 %	36.5 m.	31.6 %
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.	156.5 m.	86.5 %	24.5 m.	13.5 %
111-141 High Street (north side)		114.0 m.	47.0 m.	41.2 %	67.0 m.	58.8 %
58-130 High Street (south side)		246.5 m.	176.0 m.	71.4 %	70.5 m.	28.6 %
Total length of primary frontage		735.0 m.	520.0 m.	70.7 %	215.0 m.	29.3 %
Total length of secondary frontage		467.6 m.	95.6 m.	20.4 %	372.0 m.	79.6 %
Staple Hill Total		1,202.6 m.	615.6 m.	51.2 %	587.0 m.	48.8 %

NB Linear frontages of corner shops exclude side frontages

Staple Hill Town/District Centre

South Side

August 2012

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	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	Alladins Cave	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	VACANT	Photographic Studios	A.1	12.0	12.0			49.0		
62a	High Street	P	RT9	Infamous	Fancy Dress Shop	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	Mobile Care	Mobile Phone/PC Repairs	A.1	5.0	5.0	20.5	20.5			
72-76	High Street	P	RT9	Avon Aquatics	Aquatics and Pet Shop	A.1	16.0	16.0	114.8				
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	Avon Lock & Key Ctre	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				

Staple Hill Town/District Centre South Side August 2012

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	Conven- ience
94	High Street	P	RT9	Lea's	Opticians	A.1	6.0	6.0		17.7	17.7		
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	Good Viewing	Electrical Goods	A.1	7.0	7.0		64.5			
102	High Street	P	RT9	Lauren & Scarlett's	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			
106-8	High Street	P	RT9	BootsShoes&More.co.uk	Family Shoe Shop	A.1	12.5	12.5		180.0			
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	Keren's Kitchen	Sandwich Bar	A.1	5.5	5.5		29.9			29.9
118	High Street	P	RT9	Santander	Building Society	A.2	5.0						
120	High Street	P	RT9	ABC Blinds	Blind shop	A.1	5.0	5.0		61.6			
122	High Street	P	RT9	Village Mini Market	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	Staple Hill Electrics Ltd	Electrical Goods	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		Staple Hill Press	Printing Services	B.1							
3	Soundwell Rd	F		Manor Kitchen	Delicatessen	A.1				34.7			34.7

Staple Hill Town/District Centre South Side August 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec	A.1 Frontage		Retail Floorspace (net sq.m)				
							Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	Conven- ience	
5	Soundwell Rd	F		Aspect	Printers								
7	Soundwell Rd	F		Norton Tax Shop	Financial Services								
9	Soundwell Rd	F		Logic Management Solutions	Recruitment Agency								
11	Soundwell Rd	F		Starlight	Hairdresser				31.9	31.9			
2	Broad Street	P	RT9	Coffee Junction	Café	6.5							
4	Broad Street	P	RT9	Spencers	Jewellers	6.0		6.0		30.8			
6	Broad Street	P	RT9	The Card Shop	Card shop	6.0		6.0		63.3			
8	Broad Street	P	RT9	Skate and Ski	Sports Shop	5.5		5.5		52.0			
10	Broad Street	P	RT9	Co-op Pharmacy	Chemist	5.5		5.5		73.0			
12	Broad Street	P	RT9	VACANT	Discount Store	5.0		5.0				52.0	
14	Broad Street	P	RT9	Health Scents	Health Foods	5.0		5.0		37.6			37.6
16	Broad Street	P	RT9	Staple Hill Bakery	Bakers	5.0		5.0		22.3			22.3
18	Broad Street	P	RT9	Rapid Snaps	Photo Shop	5.0		5.0		21.5	21.5		
20	Broad Street	P	RT9	Card Plus	Gifts/Cards	5.0		5.0		39.5			
22	Broad Street	P	RT9	Brunt & Fussell	Estate Agents	5.5							
24-26	Broad Street	P	RT9	PDSA	Charity Shop	10.0		10.0		121.2			
28	Broad Street	P	RT9	Church's Newsagents	Newsagents	6.0		6.0		78.0			78.0
30	Broad Street	P	RT9	Armchair Carpets	Carpets	6.0		6.0		46.8			
32	Broad Street	P	RT9	Bath Street Garage	Car Sales	6.0							
34	Broad Street	P	RT9	Adams Burrows	Solicitors	6.5							
36a/b	Broad Street	P	RT9	Peppe's Barber Shop	Gents Hairdresser	6.5		6.5		39.0	39.0		
38	Broad Street	P	RT9	VACANT	Florist	6.0		6.0				24.0	
40	Broad Street	P	RT9	Farleys	Pet/Garden Supplies	6.0		6.0		55.1			
56	Broad Street	P	RT9	Original Factory Shop	Discount Store	36.0		36.0		548.1			

Staple Hill Town/District Centre South Side August 2012

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	Conven- ience	
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						
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	Park Cycles	Cycle Shop	A.1		6.0	6.0	60.0				
82	Broad Street	S	RT1	Park Page News	Newsagents	A.1		5.0	5.0	14.5			14.5	
84	Broad Street	S	RT1	Electrical & Property Services	Property Maintenance Firm	A.2		4.5						
86	Broad Street	S	RT1	Tandoori Nights	Takeaway	A.5		4.5						
88	Broad Street	S	RT1	Scammell's Barber Shop	Hairdressers	A.1		5.0	5.0	15.5	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	Atel Services	Tele Marketing & Training	A.2		7.0						
Staple Hill Town/District Centre South Side: Totals							427.5	166.0	332.5	46.0	4072.1	492.5	125.0	1401.8

Staple Hill Town/District Centre North Side August 2012

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 Convenience
65-69	High Street	S	RT1	VACANT *	Residential/Retail	C.3/A.1	27.0							
75	High Street	S	RT1	Staple Chinese Takeaway	Takeaway	A.5	5.0							
77	High Street	S	RT1	Curry Supreme	Takeaway	A.5	6.0							
79	High Street	S	RT1	Supreme 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	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	Staple Hill Tailoring	Baby Clothes	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	Glitzy Nails and Beauty	Hair and Beauty Salon	A.1	4.3	4.3		40.0	40.0			
103	High Street	S	RT1	Care Pride	Home Care Services	A.1	4.2	4.2		39.0	39.0			
105	High Street	S	RT1	Knitting Well	Wool/sewing	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				
109	High Street	S	RT1	Fro Yo 2 Go	Frozen Yoghurt	A.1	5.0	5.0		61.0				
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	Citizens Advice	Advice Centre	B.1	6.0							
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							

* Comprises houses, flats and 2 retail units, retail units vacant.

Staple Hill Town/District Centre

North Side

August 2012

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
125	High Street	P	RT9	Second Time Around	Antiques Shop	A.1	7.0		7.0	40.9				
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	Harris Furnishers	Furniture	A.1	9.5		9.5	60.2				
133	High Street	P	RT9	Haven House	Religious Drop-in café	A.3	6.0							
135	High Street	P	RT9	A.B.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	Harvey's	Greengrocers	A.1	5.5		5.5	46.5			46.5	
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	Raselle	Pawnbroker	A.1	5.0		5.0	37.6	37.6			
17	Broad Street	P	RT9	Britania Kebab House	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	VACANT	Betting Shop	A.2	5.5							
33	Broad Street	P	RT9	Chicken & Fish Bar	Takeaway	A.5	5.5							

Staple Hill Town/District Centre North Side August 2012

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 Convenience	
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							
1	The Square	P	RT9	VACANT	Cards	A.1	6.0	6.0				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	VACANT	Library	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	Liquidation Stock Warehouse	Discount Store	A.1	14.5	14.5		64.8				
41	Broad Street	S	RT1	Residential/Library	Residential/Library	C3/D1		26.0						
47-51	Broad Street	S	RT1	Colshe Motors	Car Sales	S.G		24.0						
53-55	Broad Street	S	RT1	BM Motoring Centre	Tyre & Exhausts	S.G		53.0						
57	Broad Street	S	RT1	Sleep on it	Bed Shop	A.1		8.3	8.3	151.0				
61	Broad Street	S	RT2	DSS	Office Furniture	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	301.6	187.5	49.6	2834.1	418.3	71.8	795.0
Staple Hill Town/District Centre: Overall Totals							735.0	467.6	520.0	95.6	6906.2	910.8	196.8	2196.8

RETAILING IN THORNBURY TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2012

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	13	17.8	2,620.9	35.4
A.1 Comparison / Durable Functions *	36	49.3	3,254.8	44.0
A.1 Service Functions	18	24.7	1,113.8	15.0
A.1 Units Currently Occupied and Trading	67	91.8	6,989.5	94.4
A.1 Vacant Functions	6	8.2	411.8	5.6
Total No. A.1 Units	73	100	7,401.3	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 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		90.0 m.	66.0 m.	73.3 %	24.0 m.	26.7 %
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.	35.2 m.	72.1 %	13.6 m.	27.9 %
Total length of primary frontage		713.3 m.	544.7 m.	76.4 %	168.6 m.	23.6 %
Total length of secondary frontage		394.3 m.	49.0 m.	12.4 %	345.3 m.	87.6 %
Thornbury Total		1,107.6 m.	593.7 m.	53.6 %	513.9 m.	46.4 %

NB Linear frontages of corner shops include side frontages

Thornbury Town/District Centre

August 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec	A.1 Frontage		Retail Floorspace (net sq.m)				
							Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience	
16-50	Castle Street	F		Residential	Residential								
14	Castle Street	F		Bank Cottage	Dentist								
10-12	Castle Street	F		Residential	Residential								
8	Castle Street	F		Derek Hardwick	Surveyor (To Let)								
6	Castle Street	F		VACANT	Residential								
4	Castle Street	S	RT1	Alan Hodge	Solicitors	5.8							
2	Castle Street	S	RT1	VACANT	Financial Services	6.0							
2a	Castle Street	S	RT1	VACANT	Employment Agency	3.8							
15	The Plain	S	RT1	Be Chic	Hairdresser	7.0	7.0	35.4	35.4				
14a	The Plain	S	RT1	Bonds	Estate Agent	4.3							
14	The Plain	S	RT1	Elite	Beauty Therapist	4.5							
13	The Plain	S	RT1	Savery and Son	Ironmonger	11.1	11.1	42.6					
12	The Plain	S	RT1	The Coventry	Building Society	11.2							
11	The Plain	S	RT1	Care Choice	Home Care Services	6.3							
10	The Plain	S	RT1	T'bury Osteopath	Osteopath Clinic	9.5							
9	The Plain	S	RT1	R A Bennett	Estate Agent	8.1							
8	The Plain	S	RT1	Great Wall	Chinese Restaurant	6.2							
8	The Plain	S	RT1	Treasure Island	Specialist Clothing	5.0	5.0	35.1					
r/o 8	The Plain	S	RT1	PCL/ Mensis #	Office								
7	The Plain	S	RT1	Royal George	Public House	10.3							
	The Plain	F		T'bury Chiropractic	Clinic								

Unit has no retail frontage although forms part of town centre

Thornbury Town/District Centre

August 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec	A.1 Frontage		Retail Floorspace (net sq.m)			
							Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
4	The Plain	P	RT9	Tia Tia	Clothes	A.1	6.1	6.1	32.5			
3	The Plain	P	RT9	Bryant and Co	Hairdresser	A.1	10.0	10.0	56.5	56.5		
	The Plain	P	RT9	Lewis Foster Lewis	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	Hard Pressed for Time	Ironing services	A.1	6.7	6.7	123.0	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	Discount Cards and Party	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	QS	Clothes	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 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Frontage (metres) Prim Sec	A.1		Retail Floorspace (net sq.m)			
							Frontage Prim	Sec	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	Dr Swede	Hairdresser	A.1	5.4	5.4	82.5	82.5		
9	St Marys Way	P	RT9	Cheltenham & Glos.	Building Society	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		VACANT	Insurance Telesales	B.1						
7	St Mary Street	F		Mumtaz	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	VACANT	Health Foods	A.1	10.1	10.1			77.0	
15-17	St Mary Street	P	RT9	Truly You	Bridal Shop	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	William Hill	Bookmakers	A.2	5.5					
2	Horse Shoe Ln	P	RT9	T'bury Fruit & Flowers	Greengrocer	A.1	6.1	6.1	56.4			56.4
19-21	St Mary Street	P	RT9	Apparel	Clothes (women's)	A.1	19.1	19.1	93.2			
23	St Mary Street	P	RT9	Lets Walk	Clothes	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 2012

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 Convenience
30	St Mary Street	F		Hair	Hairdressers			120.7	120.7		
28	St Mary Street	F		Grange Carpets	Carpet Shop			60.0			
26	St Mary Street	F		Surroundings	Gift Shop			47.3			
24	St Mary Street	F		St Mary St. Surgery	Doctors Surgery						
22	St Mary Street	F		Ladbrokes	Bookmaker						
	St Mary Street	F		Finishing Touches	Craft shop			15.0			
18	St Mary Street	F		Hawkins (rear entrance) #	Hardware						
18	St Mary Street	F		Lees Mend a Shoe	Shoe repairs			26.0	26.0		
	St Mary Street	F		The Hub of Thornbury	Toy Shop			74.5			
16	St Mary Street	P	RT9	British Heart Fnd'tion	Charity Shop	6.4	6.4	43.2			
14	St Mary Street	P	RT9	Timpson	Dry Cleaners	6.0	6.0	25.2	25.2		
10	St Mary Street	F		The Barrel	Public House						
16	St Marys Way	P	RT9	Card Bar/Thorntons	Cards & Chocolates	22.8	22.8	137.5			137.5
14	St Marys Way	P	RT9	Holland and Barrett	Health Foods	5.5	5.5	65.0			65.0
12	St Marys Way	P	RT9	VACANT	Shoe Shop	5.5	5.5			145.7	
10	St Marys Way	P	RT9	First Choice	Travel Agent	5.5	5.5	44.0	44.0		
8	St Marys Way	P	RT9	VACANT	Jeweller	5.5	5.5			24.8	
6	St Marys Way	P	RT9	VACANT	Cards	5.5	5.5			60.0	
2-4	St Marys Way	P	RT9	W H Smith	Newsagent/General	35.0	35.0	185.8			185.8
29	High Street	P	RT9	Motor Cycle Direct	Office Entrance	1.1					
31-33	High Street	P	RT9	Britannia	Building Society	12.0					
35	High Street	P	RT9	Thornbury TC	Town Hall	12.8					
37	High Street	P	RT9	Discounthomesuperstore	Discount Store	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 2012

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
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	R.J. Manns	Optician	A.1	4.5		4.5	79.1	79.1			
45	High Street	P	RT9	La Mode Exchange	Bridal Shop	A.1	6.1		6.1	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				
51	High Street	P	RT9	Riddifords	Greengrocer	A.1	10.8		10.8	37.4			37.4	
53	High Street	P	RT9	Santander	Building Society	A.2	5.1							
55	High Street	S	RT1	Sovereign	Financial Advisers	A.2		5.8						
57	High Street	S	RT1	Besley Hill	Estate Agent	A.2		6.2						
57a	High Street	S	RT1	Park Insurance	Insurance Broker	A.2		6.7						
59	High Street	S	RT1	Knot of Rope	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	Blend	Coffee Shop	A.3		8.8						
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	David Cross & Co	Solicitors	A.2		8.0						
50	High Street	S	RT1	Residential	Residential	C.3		5.2						
48	High Street	S	RT1	Morgan Stone	Financial Services	A.2		7.5						

Thornbury Town/District Centre

August 2012

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
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	Sims Cook Teague	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	Kirby and Sheppard	Solicitors	A.2	12.0							
34 High Street	S	RT1	The Wool Stop	Knitting/Sewing Supplies	A.1	8.0		8.0		25.0			
34 High Street	S	RT1	The Hamptons	Delicatessen	A.1	4.8		4.8		25.0			25.0
30-32 High Street	S	RT1	Integra M'gage Solutions	Financial Services	A.2	19.3							
r/o 30 High Street	F		James Liddiard	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	The Frying Machine	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 Tax savers	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	VACANT	Charity Shop	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	Department Store	A.1	25.0		25.0		465.9			
Park House	F		VACANT	Office	B.1								

* Side street not included in primary frontage

Thornbury Town/District Centre

August 2012

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
10	Park House High Street	F S	RT1	Park Hse Business Cntr	Office	18.1							
1	The Courtyard	F		T/by Garden Shop	Garden Centre								
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	Mogul Shamrat	Restaurant	22.7							
6	High Street	S	RT1	Parky's Chippy	Takeaway	7.1							
	High Street	S	RT1	Old Fire Station Pizzeria	Café/Takeaway	9.6							
	High Street	S	RT1	Methodist	Church	15.2							
4	High Street	S	RT1	La Piazza	Restaurant	11.8							
2a	High Street	S	RT1	DLP Consultancy	Office Entrance	2.2							
2	High Street	S	RT1	Thornbury Bookshop	Book Shop	6.6		6.6	47.7				
16	The Plain	S	RT1	Nat West	Bank	30.5							
1-9	Castle Street	F		Residential	Residential								
	Castle Street	F		Catholic Church	Church								
11	Castle Street	F		Residential	Residential								
	Castle Street	F		Catholic Church	Church Hall								
13-17	Castle Street	F		Residential	Residential								
Thornbury Town/District Centre: Overall Totals						713.3	394.3	544.7	49.0	6989.5	1113.8	411.8	2620.9

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 2012

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	2	11.1	11,560.0	66.3
A.1 Comparison / Durable Functions *	12	66.7	5,368.0	30.8
A.1 Service Functions	4	22.2	520.0	3.0
A.1 Units Currently Occupied and Trading	18	100.0	17,448.0	100.0
A.1 Vacant Functions	0	0.0	0.0	0.0
Total No. A.1 Units	18	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 2012

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				11,450.0
Mall Unit 1b	Subway	Sandwich Shop	A.3				
Mall Unit 1a	Panasonic Store	Electrical goods	A.1	194.0			
Mall Unit 2	Excellence Spa	Spa/Beauty Salon	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	Santander	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	Simpson's Fish and Chips	Fast Food / Takeaway	A3/A5				
Non Food Retail Unit 1	Boots	Department Store	A.1	498.0			
Non Food Retail Unit 2	Brantano	Shoe Shop (No mezzanine)	A.1	568.0			

The Willow Brook Centre Bradley Stoke

August 2012

Address		Occupant	Function (Last Known if Vacant)	Use Class	Retail Floorspace (gross sq.m)			
					A1 Comparison	A1 Service	A1 Vacant	A1 Con- venience
	Non Food Retail Unit 3	Argos	Vacant (No mezzanine)	A.1	745.0			
	Non Food Retail Unit 4	Pound World	Discount goods (No mezzanine)	A.1	746.0			
	Non Food Retail Unit 5	Pets at Home	Pet Shop (No mezzanine)	A.1	676.0			
	Non Food Retail Unit 6	Pound Stretcher Extra	Discount store	A.1	948.0			
Bradley Stoke Town/District Centre: Totals					5,368.0	520.0	0.0	11,560.0

RETAILING IN YATE TOWN/DISTRICT CENTRE: SUMMARY SHEET AUGUST 2012

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	6	6.8	8,700.3	37.0
A.1 Comparison / Durable Functions *	51	58.0	11,707.8	49.8
A.1 Service Functions	14	15.9	1,209.0	5.1
A.1 Units Currently Occupied and Trading	71	80.7	21,617.1	92.0
A.1 Vacant Functions	17	19.3	1,874.2	8.0
Total No. A.1 Units	88	100.0	23,491.3	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	29.5	100.0 %	0.0	0.0 %
1 - 29, 2 - 18 North Walk		129.1	103.1	79.9 %	26.0	20.1 %
17 and 21 South Parade		44.0	19.0	43.2 %	25.0	56.8 %
1 - 33, 8 - 16 South Walk		157.5	157.5	100.0 %	0.0	0.0 %
1 - 29, 2a - Tesco Extra East Walk		270.2	258.7	95.7 %	11.5	4.3 %
1 - 19, 2 - 36 West Walk		208.1	184.8	88.8 %	23.4	11.2 %
Total length of primary frontage		838.4 m.	752.6 m.	89.8 %	85.9 m.	10.2 %
Total length of secondary frontage		364.6 m.	94.1 m.	25.8 %	270.5 m.	74.2 %
Yate Total		1,203.0 m.	846.7 m.	70.4 %	356.4 m.	29.6 %

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 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Fronatge (Metres)		A1 Frontage		Retail Floorspace (net sq.m)			
						Prim	Sec	Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
1	North Parade	S	RT.1	Lloyds TSB	Bank		11.5						
2	North Parade	S	RT.1	VACANT	Shopmobility		5.5	5.5				86.4	
3	North Parade	S	RT.1	VACANT	Charity Shop		5.5	5.5				87.3	
4	North Parade	S	RT.1	VACANT	Stationers		5.5	5.5				90.7	
5-6	North Parade	P	RT.9	VACANT	Discount Goods	29.5		29.5				191.6	
18	North Walk	P	RT.9	Any Sports	Sports Goods	4.5		4.5	79.4				
16	North Walk	P	RT.9	British Heart F'dation	Charity Shop	4.5		4.5	76.7				
14	North Walk	P	RT.9	CM3	Discount Goods	4.5		4.5	76.5				
12	North Walk	P	RT.9	Abraham and Son	Jewellers	5.0		5.0	76.7				
10	North Walk	P	RT.9	Nationwide	Building Society	4.0							
6-8	North Walk	P	RT.9	Pound Wise	Discount Goods	10.0		10.0	173.0				
2-4	North Walk	P	RT.9	HSBC	Bank	11.0							
1	East Walk	P	RT.9	Timpson	Shoe Repairs	18.5		18.5	77.8	77.8			
3	East Walk	P	RT.9	Lloyds TSB	Bank	5.5							
5	East Walk	P	RT.9	VACANT *	Jewellers	5.5		5.5				91.4	
7	East Walk	P	RT.9	Evans	Ladies Clothes	11.0		11.0	89.7				
9	East Walk	P	RT.9	Game	Game Shop	5.5		5.5	90.3				
11-15	East Walk	P	RT.9	New Look	Clothes (womens)	16.5		16.5	169.7				
17	East Walk	P	RT.9	VACANT	Night Club	6.0							
19	East Walk	P	RT.9	VACANT	Fashion accessories	6.0		6.0				104.1	
21	East Walk	P	RT.9	Greggs	Bakers	6.0		6.0	103.9				103.9
23	East Walk	P	RT.9	Vodaphone	Mobile Phones	6.0		6.0	103.9				

Yate Town/District Centre

August 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Fronatge (Metres)		A1 Frontage		Retail Floorspace (net sq.m)			
						Prim	Sec	Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
25	East Walk	P	RT.9	Phones 4U	Mobile Phones	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			
	East Walk	P	RT.9	Tesco Extra **	Supermarket	A.1	85.0	85.0		9,949.0			7,544.0
	East Walk	P	RT.9	VACANT **	1 x new unit	A.1	10.0	10.0				149.7	
	East Walk	P	RT.9	VACANT **	1 x new unit	A.1	10.0	10.0				149.7	
	East Walk	P	RT.9	VACANT **	1 x new unit	A.1	10.0	10.0				149.7	
10	East Walk	P	RT.9	Orange	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	The Sweet Shop	Sweet Shop	A.1	5.7	5.7		17.0			17.0
1	South Walk	P	RT.9	Stead & Simpson	Shoe Shop	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	99P Stores	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			

Yate Town/District Centre

August 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Fronatge (Metres)		A1 Frontage		Retail Floorspace (net sq.m)				
						Prim	Sec	Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience	
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			
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	Nails and Beauty	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	VACANT	Butchers	A.1		5.5		5.5			79.8	
39	South Parade	S	RT.1	Job Centre	Job Centre	A.2		22.0						
19	South Parade	S	RT.1	The Gold Shop	Cash for gold	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	VACANT	Mobile Phones	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	Thomson	Travel Agent	A.1	5.5		5.5		103.2	103.2		
1	West Walk	P	RT.9	Burtons	Clothes (mens)	A.1	24.5		24.5		144.3			

Yate Town/District Centre

August 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Fronatge (Metres)		A1 Frontage		Retail Floorspace (net sq.m)			
						Prim	Sec	Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
3	West Walk	P	RT.9	Card Factory	Greetings cards	A.1	6.8	6.8	94.0				
5	West Walk	P	RT.9	Millets	Outdoor Clothing	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	First Choice	Travel Agent	A.1	5.5	5.5	85.9	85.9			
13	West Walk	P	RT.9	Goodies	Cook Shop	A.1	5.0	5.0	90.9				
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	VACANT	Chemist	A.1	5.5	5.5				91.2	
19	West Walk	P	RT.9	Cheques and Change	Pawn Brokers	A.1	2.8	2.8	25.0	25.0			
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	Area Office	D.1		33.4					
	West Walk	S	RT.1	South Glos Council	Leisure Centre	D.2		45.7					
		F		McDonalds	Restaurant/Drive Thru	A3/A5							
30-36	West Walk	P	RT.9	The Entertainer	Toyshop	A.1	35.4	35.4	560.0				
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	VACANT	Cards	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	Lloyds	Chemist	A.1	7.0	7.0	148.6				

Yate Town/District Centre

August 2012

Address	Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Fronatge (Metres)		A1 Frontage		Retail Floorspace (net sq.m)			
						Prim	Sec	Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
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	Travel Agent	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	VACANT	Restaurant	A3/A5	5.0						
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	VACANT	Cards	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	VACANT ****	Health Foods	A.1	4.0	4.0				74.8	
29	North Walk	P	RT.9	FranJa	Hairdresser	A.1	4.8	4.8		78.8	78.8		
31	North Walk	S	RT.1	Johnsons	Dry Cleaners	A.1		4.8	4.8	75.1	75.1		
33	North Walk	S	RT.1	Quest	Ladies Fashions	A.1		4.8	4.8	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		

Yate Town/District Centre

August 2012

Address		Primary Secondary Fringe	LP Policy	Occupant	Function (Last Known if Vacant)	Use Class	Fronatge (Metres)		A1 Frontage		Retail Floorspace (net sq.m)			
							Prim	Sec	Prim	Sec	All A1 Uses	A1 Service	A1 Vacant	A1 Con- venience
11-12	North Parade 4 Seasons Sq	S	RT.1 RT.1	Coral Boswells	Bookmakers Café	A.2 A.3		11.0						
Yate Town/District Centre: Overall Totals							838.4	364.6	752.6	94.1	21,617.1	1,209.0	1,874.2	8,700.3

* Planning permission PK12/1480/F for extension to adjoining Lloyds Bank.

** Planning permission PK07/3391/F for the erection of replacement Tesco store and erection of a further 7 retail units totalling 20,826 sq m (Gross) 14,403 sq m (Net) Floorspace breakdown as follows: Tesco (15,758 sq m Gross, 9,949 sq m Net); 4 units (4,290 sq m Gross, 4,005 sq m Net), 3 units (778 sq m Gross, 449 sq m Net) New Tesco Extra store complete. 3 smaller units complete, but vacant. Survey breaks down net floorspace of Tesco store as 7,544 sq m convenience and 2,405 sq m comparison goods. Construction due to commence on the remaining 4 units in September 2012.

*** Includes Boots Pharmacy.

**** Planning permission PK12/0890/F for change of use from A1 to A2 betting office. Work underway at time of survey.

RETAILING IN YATE (STATION ROAD): SUMMARY SHEET AUGUST 2012

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

Type	No. A.1 Units	%
A.1 Convenience Functions	3	14.3
A.1 Comparison / Durable Functions *	13	61.9
A.1 Service Functions	5	23.8
A.1 Units Currently Occupied and Trading	21	100.0
A.1 Vacant Functions	0	0.0
Total No. A.1 Units	21	100

Yate (Station Road) North Side

August 2012

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			The Cellsite	Mobile Phones	A.1	13.9			
9,11	Station Road			Rowes	Veterinary Surgery	D.1				
13	Station Road			Two Tone	Tattoo shop	S.G				
15	Station Road			Kelly Brothers	Road Markers office	B.1				
17	Station Road			The Railway	Public House	A.4				
19	Station Road			The Barber Shop Corporation	Hairdressers	A.1	11.1	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			Indesit (Domestic Appliances)	Factory/Factory shop	B2/A1	NK			
Yate (Station Road) Town/District Centre North Side: Totals							66.8	11.1	0.0	0.0

Yate (Station Road) South Side

August 2012

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 Hse	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			VACANT	Letting agents	A.2				
28	Station Road			Gustos	Sandwich Bar	A.1	9.3			9.3
28	Station Road			Yate Kitchens	Kitchens	A.1	23.2			
28	Station Road			Yate Florists	Florist	A.1	NK			NK
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				

Yate (Station Road) South Side
August 2012

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			Bike Station	Cycle Shop	A.1	NK			
76a	Station Road			Holisters	Hardware/DIY	A.1	NK			
76a	Station Road			GSN Barbers	Hairdresser	A.1	NK	NK		
76,78	Station Road			Residential	Residential	C.3				
80,82	Station Road			R A Bennett	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			Gate House	Café/Bookshop	A.1/A.3	NK			
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			Country Cars of Bristol	Car Sales	S.G				
118-120	Station Road			F Woodruff	Funeral Directors	A.1	NK	NK		

Yate (Station Road) South Side

August 2012

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
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) Town/District Centre South Side: Totals							144.0	0.0	0.0	9.3
Yate (Station Road) Town/District Centre: Overall Totals							210.8	11.1	0.0	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 2012

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	5.1	471.9	0.7
A.1 Comparison / Durable Functions *	97	82.2	64,919.2	96.1
A.1 Service Functions	7	5.9	881.3	1.3
A.1 Units Currently Occupied and Trading	110	93.2	66,272.4	98.1
A.1 Vacant Functions	8	6.8	1,311.9	1.9
Total No. A.1 Units	118	100	67,584.3	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 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 2012

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		
001	Lower Level	John Lewis *	Dept Store/Restaurant	A.1/A.3	21,367.7	27.3	281.8	158.0		
		Marks and Spencers +	Dept Store/Restaurant	A.1/A.3	13,471.0					
002	Lower Level	VACANT	Camera Shop	A.1						
003	Lower Level	Early Learning Centre	Toys and Games	A.1	316.0					
004	Lower Level	Millie's Cookies	Bakers/Confectionery	A.1						
005	Lower Level	Jessops	Camera Shop	A.1	134.9					
007	Lower Level	Timberland	Sport/Outdoor Leisure	A.1	310.3					
008	Lower Level	The Orange Shop	Mobile Phone Shop	A.1	129.7					
010	Lower Level	Vision Express	Opticians	A.1						
012	Lower Level	Accessorize	Fashion Accessories	A.1	221.3					
013	Lower Level	VACANT	Clothes Shop	A.1						
014	Lower Level	Next** / Lipsy	Mixed Fashion	A.1	1,849.9					
015	Lower Level	Build-a-Bear Workshop	Toy Shop	A.1	223.2					
017	Lower Level	Austin Reed	Clothes Shop	A.1	431.6					
018	Lower Level	Wallis	Ladieswear	A.1	492.0					
019	Lower Level	Fraser Hart	Jewellers	A.1	108.0					
020	Lower Level	BHS	Department Store	A.1	2,361.7					
021	Lower Level	Soho Coffee	Sandwich bar	A.1					105.4	
022	Lower Level	Optical Express	Opticians	A.1					257.3	
	Lower Level	H & M #	Children's Clothes	A.1	510.2					

* 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 2012

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
024	Lower Level	Top Shop/Top Man	Clothes Shop	A.1	607.4			
025	Lower Level	Top Shop/Top Man	Clothes Shop	A.1	902.7			
026	Lower Level	La Senza	Ladieswear	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	New Look	Shoes and Accessories	A.1	219.1			
031	Lower Level	Miss Selfridge/Warehouse	Ladieswear (2 units)	A.1	443.9			
032	Lower Level	New Look	Ladieswear	A.1	441.9			
033	Lower Level	Waterstone's	Bookshop	A.1	485.0			
034	Lower Level	Virgin Media	Media Sales	A.1	24.9			
035	Lower Level	Supercuts	Hairdresser	A.1			60.4	
035a	Lower Level	Ernest Jones	Jewellers	A.1	115.0			
036	Lower Level	Lush	Health and Beauty	A.1	77.5			
036a	Lower Level	Animal	Fashion	A.1	189.2			
037	Lower Level	VACANT	Footwear	A.1				287.8
038	Lower Level	Carphone Warehouse	Mobile Phones	A.1	270.8			
039	Lower Level	Thomas Cook	Travel Agents	A.1			161.3	
040	Lower Level	Superdrug Beauty	Toiletries	A.1	520.3			
042	Lower Level	ThreeStore	Mobile Phones	A.1	101.4			
043	Lower Level	Essential	Fashion accessories	A.1	59.2			

The Mall Lower Level

August 2012

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
044	Lower Level	VACANT	Gifts and Cards	A.1				89.4
045	Lower Level	Holland and Barrett	Health Foods	A.1		172.0		
046	Lower Level	Hush Puppies	Footwear	A.1	140.7			
047	Lower Level	HMV	Audio/Visual	A.1	830.6			
049	Lower Level	W H Smith	Bookshop/Stationer	A.1	1,168.7			
050	Lower Level	J D Sports	Sport/Outdoor Leisure	A.1	344.9			
051	Lower Level	Republic	Clothes Shop	A.1	645.9			
053	Lower Level	Game	Computer Toys and Games	A.1	174.5			
054	Lower Level	Phones 4 U	Mobile Phones	A.1	89.1			
055	Lower Level	Castle Galleries	Art Gallery	A.1	52.4			
056	Lower Level	Sole Trader	Footwear	A.1	126.9			
057	Lower Level	Dune	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	Blacks *	Outdoor Leisure	A.1	222.6			
062	Lower Level	O2	Mobile Phones	A.1	156.1			
063	Lower Level	East	Ladieswear	A.1	92.8			
064	Lower Level	Charles Clinkard	Footwear	A.1	197.5			
065	Lower Level	Newspoint	Newsagent	A.1		46.5		

* store has mezzanine floor not included in floorspace figures

The Mall Lower Level

August 2012

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
071	Lower Level	Coffee Republic	Coffee Shop (Mall Café)	A.3				
072	Lower Level	Starbucks	Mall Café	A.3				
The Mall Lower Level: Totals					51,742.8	351.2	760.8	748.1

The Mall Upper Level

August 2012

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	Clive Ranger	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	Fat Face	Clothes Shop	A.1	89.3			
104	Upper Level	Gap	Clothes Shop	A.1	335.1			
106	Upper Level	Gap Kids	Children's Clothes	A.1	141.6			
107	Upper Level	Jigsaw	Ladieswear	A.1	257.8			
108	Upper Level	Jones Bootmaker	Shoe Shop	A.1	174.5			
109	Upper Level	Swarovski (New store opening soon)	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	River Island	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	Clarks	Footwear	A.1	624.0			
120	Upper Level	H & M +	Clothes Shop	A.1	751.9			
122	Upper Level	Dorothy Perkins	Ladieswear	A.1	842.8			

+ This is the first floor of the store

The Mall Upper Level

August 2012

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	Burton	Menswear	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	Evans	Ladieswear	A.1	389.7			
127	Upper Level	Clinton Cards	Cards and Gifts	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	Café Giardino	Coffee Shop	A.3				
131	Upper Level	Blue Dot	Fine Art	A.1	42.8			
132	Upper Level	VACANT	Electrical	A.1				157.2
132a	Upper Level	Bank	Clothes Shop	A.1	244.6			
133	Upper Level	Hobbs (London)	Menswear	A.1	242.7			
134	Upper Level	The Disney Store	Toys/Games/Gifts	A.1	291.8			
137	Upper Level	French Connection	Ladieswear	A.1	301.5			
138	Upper Level	VACANT	Ladieswear	A.1				163.1
139	Upper Level	VACANT	Ladieswear	A.1				201.3
140	Upper Level	Thorntons	Confectionery	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	Upper Level	VACANT	Jewellers	A.1				42.2

The Mall Upper Level

August 2012

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
145	Upper Level	Boruchi	Jewellers	A.1	36.8			
146	Upper Level	Molton Brown	Health and Beauty	A.1	42.6			
148	Upper Level	The Fragrance Shop	Health and Beauty	A.1	37.0			
149	Upper Level	Vodafone	Mobile Phones	A.1	27.8			
150	Upper Level	USC	Clothes Shop	A.1	364.3			
152	Upper Level	T-Mobile	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	Cecil Gee	Menswear	A.1	213.6			
157	Upper Level	Monsoon	Ladieswear	A.1	135.8			
158	Upper Level	Monsoon	Ladieswear	A.1	135.0			
159	Upper Level	Hugo Boss	Clothes Shop	A.1	238.8			
160	Upper Level	Kurt Geiger	Ladies Shoes	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	Baby Gap	Children's Clothes	A.1	129.2			
165	Upper Level	Costa	Coffee Shop	A.3				
B1	Kiosk	Boost Juice Bar	Restaurant	A.3				
R3	Kiosk	Patisserie Valerie	Restaurant	A.3				
R4	Kiosk	Café Rouge	Restaurant	A.3				

The Mall Upper Level

August 2012

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					13,176.4	120.7	120.5	563.8
The Mall Cribbs Causeway: Overall Totals					64,919.2	471.9	881.3	1,311.9

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
Sainsbury's Homebase	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
Comet Superstore	Electrical Goods	1,115 (est)	1,394	Shared with B&Q
VACANT **	Clothes	836	993	43
Carpet Right	Carpet Store	659	842	31
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
Floors to Go	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)	Clothes	1,115	1,394	Shared
Marks and Spencers	Department Store	3,233	3,716	Shared
Totals		39,946	52,697	2,242

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

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

** Planning permission PK12/1382/F to remodel this unit and adjacent unit (Carpet Right) together with erection of 235 square metres (GIA) 2 x A3 units, also remodelling of the car park. Proposed occupants Carpet Right, DFS and Costa Coffee. Work due to start shortly.

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

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

Details obtained from planning application records.

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	2,968 (est)	3,710	186
VACANT	Electrical Goods	896 (est)	1,120	Shared with Halfords
Hobby Craft	Craft / Hobby Store	1,115	1,338	Shared with Tesco
TK Maxx	Clothing	1,422 (est)	1,777	Shared with Tesco
Dreams	Bed Store	-	-	Shared with Tesco
Tesco Homeplus (Costa Coffee, FF clothes)	Household Goods	5,649 (est)	7,061	300
Maplin	Electrical goods	-	-	Shared with Tesco
Carpet Right/Paul Simon	Furniture/Home Furnishing	1,412 (est)	1,765	Shared with Tesco
Currys / PC World Superstore (Starbucks)	Electrical Store	5,389 (est)	6,596 (est)	800
Smyths Toys	Toy shop	2,126	2,530	Shared with Currys et al
SCS	Furniture Store	-	-	Shared with Currys et al
Ideal Homes Furniture	Soft Furnishings	3,716 (est)	4,645 (est)	Shared with Currys et al
Argos	Catalogue Store	-	-	Shared with Currys et al
VACANT	Electrical goods	2,359	2,788	Shared with Currys et al
Sports Direct	Sports Goods	1,499	1,799 (est)	Shared with Currys et al
Harveys	Furniture / Interiors Store	1,263	1,404 (est)	Shared with Currys et al
VACANT	Computer Store	2,044	2,415	Shared with Currys et al
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
Tileflair	Tile warehouse	372	1,486	19
Totals		74,093	102,436	4,505

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

(est) = Indicates est. net floorspace of 80% of recorded gross floorspace, or estimated gross floorspace 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 Retail Park, Filton

Occupant	Function	Net Floorspace (sq.m)	Gross Floorspace (sq.m)	Car Parking Spaces
VACANT	General goods/clothes	5,070 (est)	6,338	670
VACANT	General goods/clothes	2,542 (est)	3,177	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
JJB Sports	Sports Store	775	929	Shared
Brantano	Shoe shop	900	958	Shared
Next Clearance	Clothes Store	920	967	Shared
Totals		12,516	15,255	670

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.

Car parking spaces - Obtained from on site survey count

■ 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
B and Q Warehouse	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	4,600 (est)	5,200 (est)	Shared with B&Q
Aldi**	Foodstore	Brook Way, Bradley Stoke	968	1,711	170
Totals			17,005	21,856	986

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.

** In addition to the Aldi store are a number of other facilities including a Pharmacy, Estate Agent, Fish and Chip Shop, Pizza Hut, Bradley Stoke Inn 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.

This information can be made available in other languages, in large print, braille or on audio tape. Please phone 01454 868009 if you need any of these or any other help to access Council services.

Printed on Recycled Paper - SGC CREATIVE DESIGN 8519/12/12

Produced by South Gloucestershire Council
Environment and Community Services Department
Strategic Planning Policy and Specialist Advice Team
Contact Tel: 01454 868004

www.southglos.gov.uk

