

Ryedale District Council RYEDALE RETAIL CAPACITY STUDY

Annex 1: Appendices to the Main Report



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May 2006

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APPENDIX 1

LIST OF STAKEHOLDER CONSULTEES

Roger Tym & Partners would like to thank the following stakeholders and other consultees who gave up their time and provided valuable information and input to this study:

- R Yates & Son, Malton
- S Harrison Group Limited, Malton
- Property Department, Wm Morrison
- Paul Beanland & Associates, Malton
- Manager, Malton and Norton Initiative
- Fitzwilliam (Malton) Estate

APPENDIX 2

GOAD DEFINITION OF MALTON TOWN CENTRE

MALTON



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APPENDIX 3

CENTRE HEALTH CHECK DATA

Appendix 3, Table 1 - Malton Town Centre: GOAD Analysis

Goad Code	Retailer Type	GB Average	No. (Malton)	% (Malton)	Index (GB=100)
<i>Number (and %) of Convenience Goods Outlets</i>					
G1A	Bakers	2.02%	5	2.29%	114
G1B	Butchers	0.86%	2	0.92%	107
G1C	Greengrocers & fishmongers	0.81%	4	1.83%	227
G1D	Grocery and frozen foods*	2.75%	8	3.67%	133
G1E	Off-licences and home brew	0.75%	1	0.46%	61
G1F	Confectioners, tobacconists, newsagents	2.18%	2	0.92%	42
	TOTAL	9.37%	22	10.09%	108
<i>Number (and %) of Comparison Goods Outlets</i>					
G2A	Footwear & repair	2.31%	6	2.75%	119
G2B	Men's & boys' wear	1.44%	1	0.46%	32
G2C	Women's, girls, children' clothing	5.48%	9	4.13%	75
G2D	Mixed and general clothing	3.27%	4	1.83%	56
G2E	Furniture, carpets & textiles	4.72%	17	7.80%	165
G2F	Booksellers, arts/crafts, stationers/copy bureaux	4.53%	7	3.21%	71
G2G	Electrical, home entertainment, telephones and video	5.27%	8	3.67%	70
G2H	DIY, hardware & household goods	3.06%	8	3.67%	120
G2I	Gifts, china, glass and leather goods	1.92%	6	2.75%	143
G2J	Cars, motorcycles & motor accessories	1.47%	2	0.92%	62
G2K	Chemists, toiletries & opticians	3.73%	8	3.67%	98
G2L	Variety, department & catalogue showrooms	1.10%	2	0.92%	83
G2M	Florists and gardens	1.11%	9	4.13%	372
G2N	Sports, toys, cycles and hobbies	2.74%	7	3.21%	117
G2O	Jewellers, clocks & repair	2.25%	5	2.29%	102
G2P	Charity shops, pets and other comparison	3.83%	8	3.67%	96
	TOTAL	48.23%	107	49.08%	102
<i>Number (and %) of Service Uses</i>					
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	12.45%	19	8.72%	70
G3B	Hairdressers, beauty parlours & health centres	5.96%	16	7.34%	123
G3C	Laundries & drycleaners	1.06%	2	0.92%	87
G3D	Travel agents	1.92%	2	0.92%	48
G3E	Banks & financial services (incl. accountants)	4.77%	11	5.05%	106
G3F	Building societies	0.71%	1	0.46%	65
G3G	Estate agents & auctioneers	3.44%	10	4.59%	133
	TOTAL	30.31%	61	27.98%	92
<i>Number (and %) of Miscellaneous Uses</i>					
G4A	Employment, careers, Post Offices and information	1.54%	2	0.92%	60
G4B	Vacant units (all categories)	10.57%	26	11.93%	113
	TOTAL	12.11%	28	12.84%	106
	GRAND TOTAL	100.00%	218	100.00%	

* Includes 3 supermarkets (Morrisons, Kwik Save and Jacksons), 2 frozen food stores, 1 health food shop, and 2 grocers.

Appendix 3, Table 2 - Pickering Town Centre: GOAD Analysis

Goad Code	Retailer Type	GB Average	No. (Pickering)	% (Pickering)	Index (GB=100)
<i>Number (and %) of Convenience Goods Outlets</i>					
G1A	Bakers	2.02%	4	3.74%	185
G1B	Butchers	0.86%	3	2.80%	326
G1C	Greengrocers & fishmongers	0.81%	3	2.80%	346
G1D	Grocery and frozen foods*	2.75%	2	1.87%	68
G1E	Off-licences and home brew	0.75%	2	1.87%	249
G1F	Confectioners, tobacconists, newsagents	2.18%	2	1.87%	86
	TOTAL	9.37%	16	14.95%	160
<i>Number (and %) of Comparison Goods Outlets</i>					
G2A	Footwear & repair	2.31%	2	1.87%	81
G2B	Men's & boys' wear	1.44%	0	0.00%	0
G2C	Women's, girls, children's	5.48%	3	2.80%	51
G2D	Mixed and general clothing	3.27%	1	0.93%	29
G2E	Furniture, carpets & textiles	4.72%	7	6.54%	139
G2F	Booksellers, arts/crafts, stationers/copy bureaux	4.53%	7	6.54%	144
G2G	Electrical, home entertainment, telephones and video	5.27%	2	1.87%	35
G2H	DIY, hardware & household goods	3.06%	2	1.87%	61
G2I	Gifts, china, glass and leather goods	1.92%	7	6.54%	341
G2J	Cars, motorcycles & motor accessories	1.47%	0	0.00%	0
G2K	Chemists, toiletries & opticians	3.73%	3	2.80%	75
G2L	Variety, department & catalogue showrooms	1.10%	2	1.87%	170
G2M	Florists and gardens	1.11%	3	2.80%	253
G2N	Sports, toys, cycles and hobbies	2.74%	3	2.80%	102
G2O	Jewellers, clocks & repair	2.25%	2	1.87%	83
G2P	Charity shops, pets and other comparison	3.83%	5	4.67%	122
	TOTAL	48.23%	49	45.79%	95
<i>Number (and %) of Service Uses</i>					
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	12.45%	16	14.95%	120
G3B	Hairdressers, beauty parlours & health centres	5.96%	8	7.48%	125
G3C	Laundries & drycleaners	1.06%	0	0.00%	0
G3D	Travel agents	1.92%	2	1.87%	97
G3E	Banks & financial services (incl. accountants)	4.77%	6	5.61%	118
G3F	Building societies	0.71%	1	0.93%	132
G3G	Estate agents & auctioneers	3.44%	4	3.74%	109
	TOTAL	30.31%	37	34.58%	114
<i>Number (and %) of Miscellaneous Uses</i>					
G4A	Employment, careers, Post Offices and information	1.54%	1	0.93%	61
G4B	Vacant units (all categories)	10.57%	4	3.74%	35
	TOTAL	12.11%	5	4.67%	39
	GRAND TOTAL	100%	107	100.00%	

* Includes 1 supermarket (Safeway) and 1 specialist food shop

Appendix 3, Table 3 - Kirkbymoorside Town Centre: GOAD Analysis

Goad Code	Retailer Type	GB Average	No. (Kirkbymoorside)	% (Kirkbymoorside)	Index (GB=100)
<i>Number (and %) of Convenience Goods Outlets</i>					
G1A	Bakers	2.02%	2	5.00%	248
G1B	Butchers	0.86%	1	2.50%	291
G1C	Greengrocers & fishmongers	0.81%	0	0.00%	0
G1D	Grocery and frozen foods*	2.75%	2	5.00%	182
G1E	Off-licences and home brew	0.75%	0	0.00%	0
G1F	Confectioners, tobacconists, newsagents	2.18%	1	2.50%	115
	TOTAL	9.37%	6	15.00%	160
<i>Number (and %) of Comparison Goods Outlets</i>					
G2A	Footwear & repair	2.31%	0	0.00%	0
G2B	Men's & boys' wear	1.44%	0	0.00%	0
G2C	Women's, girls, children's clothing	5.48%	0	0.00%	0
G2D	Mixed and general clothing	3.27%	0	0.00%	0
G2E	Furniture, carpets & textiles	4.72%	1	2.50%	53
G2F	Booksellers, arts/crafts, stationers/copy bureaux	4.53%	0	0.00%	0
G2G	Electrical, home entertainment, telephones and video	5.27%	2	5.00%	95
G2H	DIY, hardware & household goods	3.06%	1	2.50%	82
G2I	Gifts, china, glass and leather goods	1.92%	1	2.50%	130
G2J	Cars, motorcycles & motor accessories	1.47%	0	0.00%	0
G2K	Chemists, toiletries & opticians	3.73%	3	7.50%	201
G2L	Variety, department & catalogue showrooms	1.10%	0	0.00%	0
G2M	Florists and gardens	1.11%	3	7.50%	676
G2N	Sports, toys, cycles and hobbies	2.74%	0	0.00%	0
G2O	Jewellers, clocks & repair	2.25%	0	0.00%	0
G2P	Charity shops, pets and other comparison	3.83%	1	2.50%	65
	TOTAL	48.23%	12	30.00%	62
<i>Number (and %) of Service Uses</i>					
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	12.45%	6	15.00%	120
G3B	Hairdressers, beauty parlours & health centres	5.96%	4	10.00%	168
G3C	Laundries & drycleaners	1.06%	0	0.00%	0
G3D	Travel agents	1.92%	1	2.50%	130
G3E	Banks & financial services (incl. accountants)	4.77%	3	7.50%	157
G3F	Building societies	0.71%	0	0.00%	0
G3G	Estate agents & auctioneers	3.44%	3	7.50%	218
	TOTAL	30.31%	17	42.50%	140
<i>Number (and %) of Miscellaneous Uses</i>					
G4A	Employment, careers, Post Offices and information	1.54%	1	2.50%	162
G4B	Vacant units (all categories)	10.57%	4	10.00%	95
	TOTAL	12.11%	5	12.50%	103
	GRAND TOTAL	100.00%	40	100.00%	

* Includes 1 small supermarket (Spar) and 1 delicatessen

Appendix 3, Table 4 - Norton Town Centre: GOAD Analysis

Goad Code	Retailer Type	GB Average	No. (Norton)	% (Norton)	Index (GB=100)
<i>Number (and %) of Convenience Goods Outlets</i>					
G1A	Bakers	2.02%	1	3.13%	155
G1B	Butchers	0.86%	2	6.25%	727
G1C	Greengrocers & fishmongers	0.81%	0	0.00%	0
G1D	Grocery and frozen foods*	2.75%	1	3.13%	114
G1E	Off-licences and home brew	0.75%	1	3.13%	417
G1F	Confectioners, tobacconists, newsagents	2.18%	1	3.13%	143
	TOTAL	9.37%	6	18.75%	200
<i>Number (and %) of Comparison Goods Outlets</i>					
G2A	Footwear & repair	2.31%	0	0.00%	0
G2B	Men's & boys' wear	1.44%	0	0.00%	0
G2C	Women's, girls, children's clothing	5.48%	0	0.00%	0
G2D	Mixed and general clothing	3.27%	0	0.00%	0
G2E	Furniture, carpets & textiles	4.72%	0	0.00%	0
G2F	Booksellers, arts/crafts, stationers/copy bureaux	4.53%	2	6.25%	138
G2G	Electrical, home entertainment, telephones and video	5.27%	1	3.13%	59
G2H	DIY, hardware & household goods	3.06%	1	3.13%	102
G2I	Gifts, china, glass and leather goods	1.92%	0	0.00%	0
G2J	Cars, motorcycles & motor accessories	1.47%	1	3.13%	213
G2K	Chemists, toiletries & opticians	3.73%	1	3.13%	84
G2L	Variety, department & catalogue showrooms	1.10%	0	0.00%	0
G2M	Florists and gardens	1.11%	1	3.13%	282
G2N	Sports, toys, cycles and hobbies	2.74%	0	0.00%	0
G2O	Jewellers, clocks & repair	2.25%	0	0.00%	0
G2P	Charity shops, pets and other comparison	3.83%	2	6.25%	163
	TOTAL	48.23%	9	28.13%	58
<i>Number (and %) of Service Uses</i>					
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	12.45%	5	15.63%	126
G3B	Hairdressers, beauty parlours & health centres	5.96%	6	18.75%	315
G3C	Laundries & drycleaners	1.06%	0	0.00%	0
G3D	Travel agents	1.92%	0	0.00%	0
G3E	Banks & financial services (incl. accountants)	4.77%	0	0.00%	0
G3F	Building societies	0.71%	0	0.00%	0
G3G	Estate agents & auctioneers	3.44%	0	0.00%	0
	TOTAL	30.31%	11	34.38%	113
<i>Number (and %) of Miscellaneous Uses</i>					
G4A	Employment, careers, Post Offices and information	1.54%	1	3.13%	203
G4B	Vacant units (all categories)	10.57%	5	15.63%	148
	TOTAL	12.11%	6	18.75%	155
	GRAND TOTAL	100.00%	32	100.00%	

* Includes 1 small supermarket/grocer (Costcutter)

Appendix 3, Table 5 - National Multiple Retailer Representation: Malton Town Centre

Operator Name/Type	National Multiple	MHE Market Positioning ⁽ⁱ⁾	MHE Shopping Index Score (1-15) ⁽ⁱⁱ⁾
Convenience			
Heron Frozen Foods	1	-	-
Kwik Save	1	-	-
Morrisons	1	-	-
Thomas the Baker	1	-	-
Thorntons	1	-	-
Victoria Wine	1	-	-
TOTAL	6		0
Comparison			
<i>Boots the Chemist</i>	1	-	2
Choices Videos	1	-	-
Currys	1	-	-
Ethel Austin	1	lower	1
Mackays	1	lower	1
Scrivens	1	-	1
Specsavers	1	-	1
Stead & Simpson	1	lower-middle	1
<i>Woolworths Local</i>	1	-	3
TOTAL	9		10
Services			
Barclays Bank	1	-	-
Halifax	1	-	-
HSBC	1	-	-
Johnsons	1	-	-
Lloyds TSB	1	-	-
Nat West	1	-	-
Reeds Rains	1	-	-
Skipton Building Society	1	-	-
Stanley Bet	1	-	-
The Post Office	1	-	-
Yorkshire Bank	1	-	-
TOTAL	11		0
GRAND TOTAL	26		10
TOTAL 'KEY ATTRACTORS'	2		N/A

Note (i) MHE Market Positioning and MHE Shopping Index Score (Management Horizons Europe UK Shopping Index 2000-01)

Note (ii) Retailers highlighted in ***bold italics*** are those identified by Experian as 'key attractors' in its GOAD centre reports

Appendix 3, Table 6 - National Multiple Retailer Representation: Pickering Town Centre

Operator Name/Type	National Multiple	MHE Market Positioning ⁽ⁱ⁾	MHE Shopping Index Score (1-15) ⁽ⁱⁱ⁾
Convenience			
Threshers	1	-	-
Safeway	1	-	-
TOTAL	2		0
Comparison			
<i>Boots the Chemist</i>	1	-	2
TOTAL	1		2
Services			
William Hill	1	-	-
Barclays Bank	1	-	-
Yorkshire Bank	1	-	-
HSBC	1	-	-
Post Office	1	-	-
Nat West	1	-	-
World Choice Travel	1	-	-
Yorkshire Building Society	1	-	-
Halifax	1	-	-
TOTAL	9		0
GRAND TOTAL	12		2
TOTAL 'KEY ATTRACTORS'	1		N/A

Note (i) MHE Market Positioning and MHE Shopping Index Score (Management Horizons Europe UK Shopping Index 2000-01)

Note (ii) Retailers highlighted in ***bold italics*** are those identified by Experian as 'key attractors' in its GOAD centre reports

Appendix 3, Table 7 - National Multiple Retailer Representation: Kirkbymoorside Town Centre

Operator Name/Type	National Multiple	MHE Market Positioning ⁽ⁱ⁾	MHE Shopping Index Score (1-15) ⁽ⁱⁱ⁾
Convenience			
Spar	1	-	-
TOTAL	1		0
Comparison			
	-	-	-
TOTAL	0		0
Services			
Nat West	1	-	-
HSBC	1	-	-
Barclays	1	-	-
Post Office	1	-	-
TOTAL	4		0
GRAND TOTAL	5		0
TOTAL 'KEY ATTRACTORS'	0		N/A

Note (i) MHE Market Positioning and MHE Shopping Index Score (Management Horizons Europe UK Shopping Index 2000-01)

Note (ii) Retailers highlighted in **bold italics** are those identified by Experian as 'key attractors' in its GOAD centre reports

Appendix 3, Table 8 - National Multiple Retailer Representation: Norton Town Centre

Operator Name/Type	National Multiple	MHE Market Positioning ⁽ⁱ⁾	MHE Shopping Index Score (1-15) ⁽ⁱⁱ⁾
Convenience			
Costcutter	1	-	-
TOTAL	1		0
Comparison			
	-	-	-
TOTAL	0		0
Services			
	-	-	-
TOTAL	0		0
GRAND TOTAL	1		0
TOTAL 'KEY ATTRACTORS'	0		N/A

Note (i) MHE Market Positioning and MHE Shopping Index Score (Management Horizons Europe UK Shopping Index 2000-01)

Note (ii) Retailers highlighted in **bold italics** are those identified by Experian as 'key attractors' in its GOAD centre reports

Appendix 3, Table 9: Retail Rankings of Ryedale Study Centres and Other Comparator Centres

Centre	MHE Classifn.	MHE 'Glam-Glum' Index*	MHE 2003/04 Rank+	MHE 2000/01 Rank+	MHE 1998/99 Rank+	MHE 1995/96 Rank+	Experian 2004 Rank++	Experian 2003 Rank++	Experian 2002 Rank++	Experian 2001 Rank++
York	Major regional	Glam	21	15	15	26	26	24	22	16
Harrogate	Regional	Glam	79	84	101	90	-	-	82	80
Scarborough	Sub-regional	Mister average	143	159	156	145	-	-	173	193
Beverley	Major district	-	249	292	327	339	-	-	-	-
Northallerton	Major district	-	351	438	450	379	-	-	-	-
Selby	Major district	-	336	398	431	379	-	-	-	-
Driffield	Minor district	-	800	775	785	741	-	-	-	-
Whitby	Minor district	-	743	670	614	587	-	-	-	-
Malton	Local	-	912	880	826	741	-	-	-	-
Thirsk	Local	-	1008	-	-	-	-	-	-	-

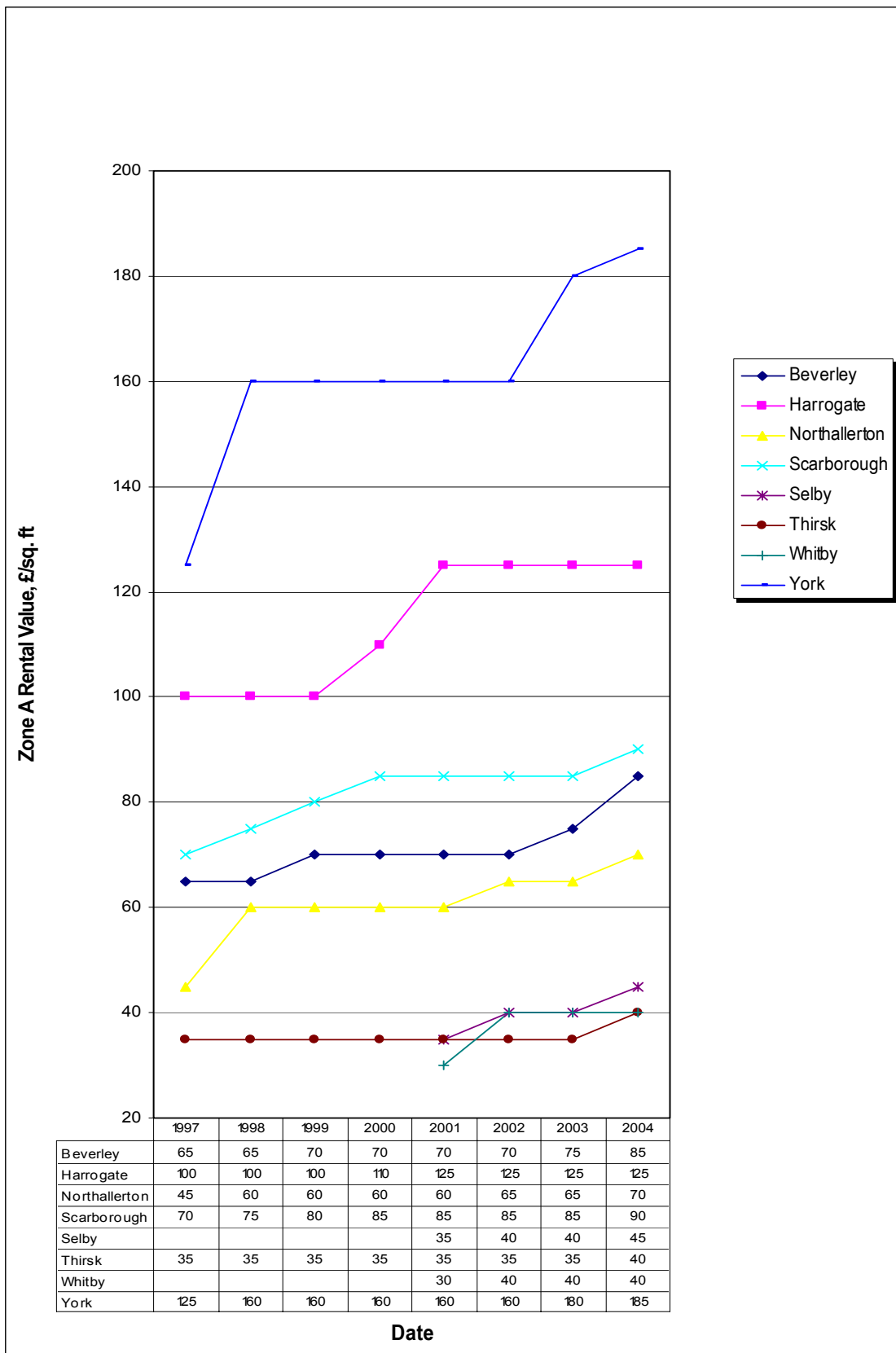
* MHE's Glam-Glum index illustrates the relative attractiveness of a venue in terms of the quality of its fashion offer. Each retailer present in the fashion sector is given one of six ratings, from 'lower' to 'luxury'; the overall Glam-Glum rating of the centre then represents the average market position of that location's fashion offer.

+ Glasgow (highest ranking Major City) ranked 1; Reading (highest Major Regional) 11; Derby (highest Regional) 39; Kirkcaldy (highest Sub-Regional) 140; Rhyl (highest Major District) 223; Abergavenny (highest District) 360; Beckenham (highest Minor District) 575; Aberdeen, Bridge of Dee (highest Local) 912.

** In previous years Experian's *Retail Centre Ranking* reports ranked the top 500+ centres, but this was reduced to the top 250 in Experian's 2002 report, and to the top 50 in its 2003 report.

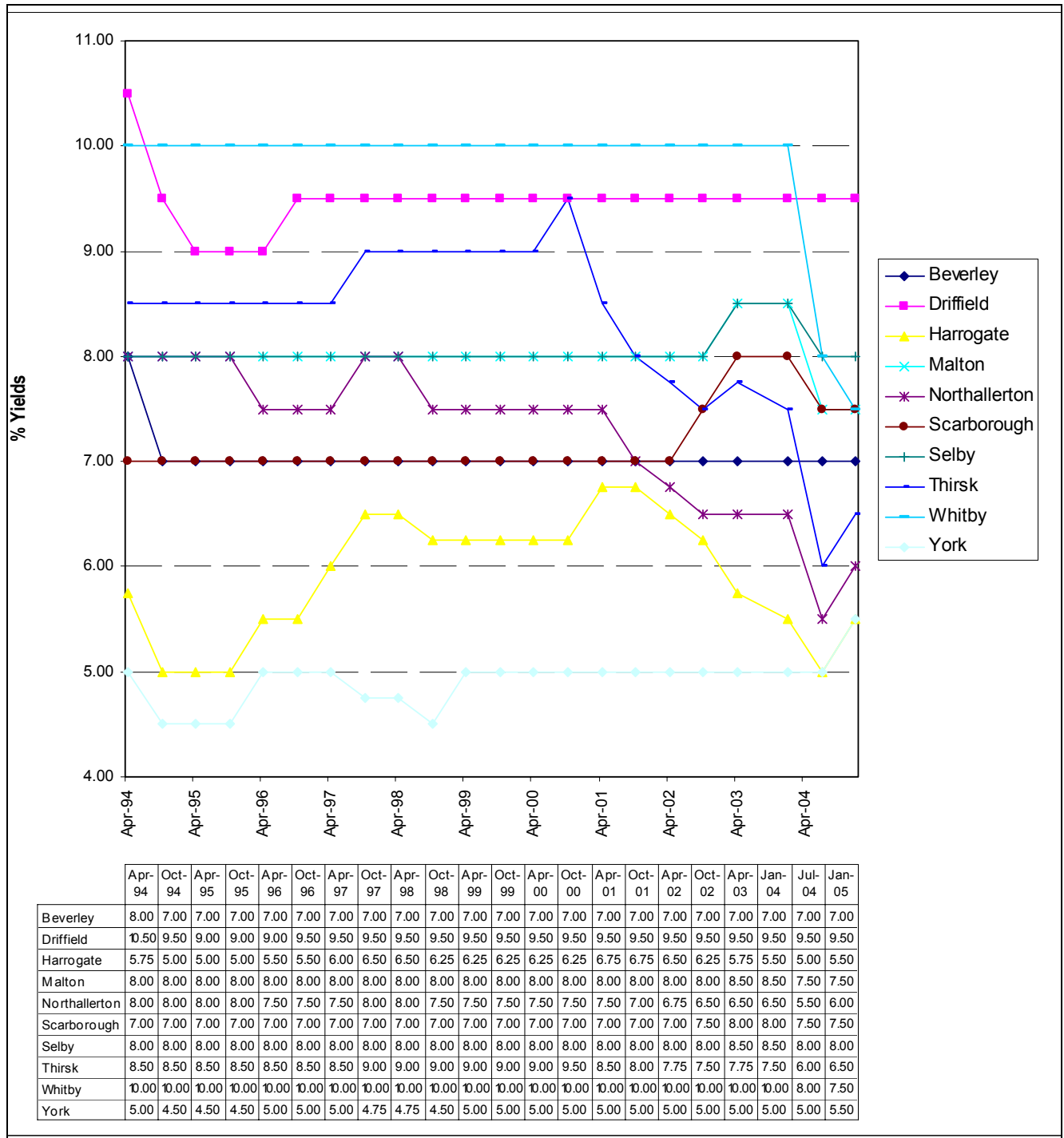
Note: Pickering, Norton and Kirkbymoorside are not listed in either the MHE or Experian rankings.

Appendix 3, Figure 1 - Zone A Rental Value Movements 1997 to 2004, Comparator Centres



Source: *In-Town Retail Rents*, Colliers Conrad Ritblat Erdman (June 2004)
 Note: Published rental data not available for Ryedale centres

Appendix 3, Figure 2 – Retail Yield Movements 1994 to 2005



Source: Property Market Report, Valuation Office (January 2005)
 Note: Published yield data are not available for Pickering, Norton or Kirkbymoorside.

APPENDIX 4

FOCUS RETAILER REQUIREMENTS (MALTON & PICKERING)

FOCUS RETAIL REQUIREMENTS: MALTON (04.07.05)

Company Name: ALDI STORES LTD **Speciality:** SUPERMARKETS
Requirements: 6 **Existing Outlets:** 300
Address: Faverdale Industrial Estate **Contact:** MR SIMON PLUMB
Darlington
DL3 0UW
Email: **Tel:** 01325 341015
Fax: 01325 356381

Requirement Size: 14,600 sq ft **Use:** RETAIL
Outlets Required: Alfreton, Alnwick, Ashington, Barnard Castle, Barnsley, Beverley, Billingham, Bishop Auckland, Bridlington, Brighouse, Carlisle, Castleford, Chesterfield, Consett, Darlington, Dewsbury, Doncaster, Durham, Eston, Garforth, Gateshead, Gosforth, Grantham, Grimsby, Guisborough, Guiseley, Halifax, Harrogate, Hartlepool, Heaton, Houghton Le Spring, Huddersfield, Hull, Killingworth, Knaresborough, Leeds, Lincoln, Louth, Malton, Mansfield, Mexborough, Middlesbrough, Morley, Morpeth, Newark On Trent, Newcastle Upon Tyne, Newton Aycliffe, North Shields, Northallerton, Otley, Penrith, Peterlee, Pudsey, Redcar, Ripon, Rotherham, Sheffield, Skegness, Skipton, South Shields, Stanley, Stockton On Tees, Sunderland, Sutton In Ashfield, Thirsk, Thornaby On Tees, Tynemouth, Wakefield, Wallsend, Washington, Wetherby, Whitby, Whitley Bay, Worksop, Yarm, Yeadon, York
Location: PROMINENT/BUSY MAIN ROAD, ESTABLISHED RETAIL PARK, EDGE OF TOWN, BROWN FIELD SITE, DEVMNT/GREEN FIELD SITE
Tenure: LEASE, PURCHASE
Use: RETAIL, CLASS A1, SUPERMARKET

Notes: The company wants to purchase freehold sites suitable for development (min 0.8 acres). Alternatively, it would consider leasing new or existing space on retail parks, purchasing or leasing space within District Centres, or existing retail premises. Sites should have a catchment population in excess of 10,000 and be situated on principle roads with main road frontage. Also interested in Driffield, East Doncaster, North Hull, South Hartlepool, Norton, Coulby Newham and Eaglescliffe. It wants two units in Lincoln, Newcastle, Sheffield, Sunderland and York and it wants three units in Leeds.

Initial Research Date: 04/07/2005 **Last Update Date:** 04/07/2005

Company Name: ARGOS LTD **Speciality:** VARIETY/DISCOUNT STORES
Requirements: 5 **Existing Outlets:** 460
Address: 489/499 Avebury Boulevard **Contact:** Mr PHILIP JOYCE
Milton Keynes
MK9 2NW
Email: philip.joyce@argos.co.uk **Tel:** 01908 296408
Fax: 01908 672752

Requirement Size: 10,000 - 16,000 sq ft **Use:** RETAIL
Outlets Required: Antrim, Ballymoney, Banbridge, Barnsley, Belfast, Beverley, Bradford, Brighouse, Carrickfergus, Castleford, Darlington, Dewsbury, Douglas, Downpatrick, Guisborough, Hartlepool, Ilkley, Leeds, Limavady, Magherafelt, Malton, Middlesbrough, Newcastle, Pontefract, Ripon, Rotherham, Scunthorpe, Sheffield, Skipton, Stanley, Strabane, Wetherby, Whitby
Amenities: Rear Access
Location: IN-TOWN SHOPPING CENTRE, GOOD 2NDARY/FRINGE PRIME, OUT-OF-TOWN SHOP. CENTRE
Tenure: LEASE
Use: RETAIL, CLASS A1

Notes: The company will consider space over one or two floors. It is also interested in South Bradford, Kirkstall and Leeds Birstall.

Initial Research Date: 22/04/2005 **Last Update Date:** 22/04/2005

Company Name:	BRITISH HEART FOUNDATION	Speciality:	CHARITY SHOPS CLOTHING ELECTRICAL/DURABLE GOODS FURNITURE
Requirements:	2	Existing Outlets:	455
Address:	Crown House Church Road Claygate KT10 0JP	Contact:	Mr CHRISTOPHER BESANT
Email:	besantc@bhfsshops.org.uk	Tel:	01372 477300
		Fax:	01372 477494
Requirement Size:	600 - 1,200 sq ft	Use:	RETAIL
Outlets Required:	Abergele, Acton, Addlestone, Alexandria, Alnwick, Amersham, Annan, Arnold, Ashton In Makerfield, Atherton, Bacup, Bakewell, Barrhead, Battle, Bearsden, Bebington, Beccles, Bedlington, Belper, Benfleet, Berkhamsted, Biddulph, Bideford, Biggleswade, Billerica, Bingley, Birmingham, Bishop Auckland, Bitterne, Blackburn, Blandford Forum, Bodmin, Bolsover, Bournemouth, Braintree, Bramhall, Brecon, Bridgnorth, Bridport, Brixham, Bromley, Broughty Ferry, Brownhills, Broxburn, Buckley, Burgess Hill, Burnham On Sea, Caernarvon, Caldicot, Calne, Camberley, Cambridge, Camden, Cardiff, Cardigan, Carlisle, Carlton, Carlisle, Carterton, Caterham, Chard, Cheadle, Chelsea, Chester Le Street, Chiswick, Chorlton Cum Hardy, Clevedon, Clitheroe, Cobham, Codsall, Colne, Corsham, Cowdenbeath, Cowes, Cramlington, Cranleigh, Crosby, Cross Gates, Crowborough, Crystal Palace, Darwen, Denny, Didsbury, Droitwich, Dronfield, Dursley, Ealing, East Dereham, East Ham, Eastwood, Ebbw Vale, Edgware, Edmonton, Enfield, Epping, Fakenham, Farnworth, Feltham, Ferndown, Finchley, Fleet, Fleetwood, Flint, Formby, Fort William, Frinton On Sea, Fulham, Glasgow, Glossop, Golders Green, Gosforth, Guisborough, Harpenden, Harwich, Haslemere, Hatfield, Hayling Island, Hazel Grove, Heanor, Hebburn, Helensburgh, Helston, Hemel Hempstead, Henley On Thames, Heswall, Hexham, Heywood, Hillsborough, Holyhead, Holywell, Hucknall, Huyton, Ilford, Ilfracombe, Inverurie, Isle Of Wight, Islington, Johnstone, Kenilworth, Kensington, Kidlington, Kidsgrove, Kilburn, Kingston Upon Thames, Knutsford, Ladbroke Grove, Lancing, Leatherhead, Ledbury, Leeds, Lewisham, Leyland, Leyton, Littlehampton, Liverpool, Loughton, Lymington, Malton, Manchester, March, Market Drayton, Marlow, Marple, Melksham, Mexborough, Middleton, Mildenhall, Milford Haven, Milngavie, Milton Keynes, Moreton, Morriston, Mountain Ash, Muswell Hill, Nailsea, Nairn, Neston, Newburn, Newcastle Upon Tyne, Newport (Shropshire), Newport Pagnell, Newquay, Newton Le Willows, Newtown, Northwood, Notting Hill, Nottingham, Oadby, Oban, Oldbury, Oxford, Pembroke, Penarth, Petersfield, Pinner, Pontypool, Porthcawl, Portishead, Portswood, Potters Bar, Poulton Le Fylde, Prestatyn, Prestwich, Prestwick, Queensway, Radlett, Rawtenstall, Rayleigh, Richmond (Surrey), Rickmansworth, Ringwood, Ripon, Rochford, Romsey, Ross On Wye, Royston, Royton, Ruislip, Runcorn, Rushden, Sale, Sandbach, Sandown Park, Seaham, Shanklin, Shaw, Sheffield, Shepherds Bush, Shepshed, Shoreham By Sea, Shotton, Slough, Smethwick, Solihull, Southgate, Southwark, Spennymoor, St Albans, St Ives (Cambs), St Ives (Cornwall), Stanley, Stenhousemuir, Stevenston, Stourport On Severn, Stranraer, Streatham, Stretford, Sunbury, Swaffham, Swanage, Swinton, Tavistock, Telford, Tenby, Thame, Tiverton, Torpoint, Tottenham, Totton, Tredegar, Troon, Twickenham, Tyldesley, Ulverston, Urmston, Wadebridge, Walthamstow, Walton On Thames, Walton On Thames, Wandsworth, Wantage, Ware, Washington, Wellingborough, Wellington (Shropshire), Welwyn Garden City, Wembley, West Bridgford, Whitchurch (South Glam), Whitley Bay, Wickford, Wigston, Wimborne Minster, Wishaw, Witham, Witney, Wokingham, Wootton Bassett		
Amenities:	Ancillary Storage Required		
Location:	PRIME PITCH/HIGH STREET, GOOD 2NDARY/FRINGE PRIME		
Tenure:	LEASE		
Use:	RETAIL, CLASS A1		
Notes:	This requirement is for a clothing shop format. The charity wants a minimum of 600 sq ft with a back-up space of at least 400 sq ft. Typical good size is 1,200 sq ft. If basement space is used, must have secondary means of escape. It is also looking in Alsager, Ardrossan, Ash/Abercynon, Birmingham central, Birstall, Blairgowrie, Bonnyrigg, Boughton/Ollerton, Broomhill (Sheffield), Broxburn, Buckhaven, Burntwood, central Cardiff, Chryston, Connah's Quay, Crowthorne, Crystal Peaks (Sheffield), Ealing Broadway, Earl Shilton, East Looe, East Retford, Emsworth/Southbourne, Fawley, Forres, North End Road (Fulham), Girvan, Byres Road (Glasgow), Glossop/Hollingworth, Greasby/Moreton, Hadley, Hockley, Holloway Road (London), Horwich, Irlam, Kilburn High Road, Kilsyth, Kilwilling, Kings Road (Chelsea), Lakenheath, Larkhall, Leeds city centre, Littleborough, Liverpool central, Lymm, Madley, Manchester central, Mayfield, Milnrow, Newcastle city centre, Orrell, Summertown, Pebbles, Pembroke Dock, Polmont, Pontardawe/Clydach, Poyton, Ramsbottom, Rhosllanerchrugog, Shotton/Hawarden, Sompting/Lancing, Standish, Stockbridge, Streatham High Road, Tadley, Warsop, Westhoughton and Wombwell. Also contact Marcus Levico at the British Heart Foundation (01372 477454).		
Initial Research Date:	20/06/2005	Last Update Date:	20/06/2005

Company Name: DOROTHY PERKINS LTD **Speciality:** WOMEN'S WEAR
Requirements: 1 **Existing Outlets:** 395
Requirement Size: 1,100 - 3,000 sq ft **Use:** RETAIL
Outlets Required: Ammanford, Beccles, Bedworth, Caernarvon, Caerphilly, Cambridge, Clevedon, Clitheroe, Cumbernauld, Dartmouth, Denbigh, Devizes, Diss, Dorking, Dunstable, East Dereham, Frome, Glossop, Hailsham, Herne Bay, Horncastle, Huntingdon, Ledbury, Leek, Leominster, Lewes, Leyland, Louth, Ludlow, Luton, Lymington, Malton, Market Drayton, Matlock, Milford Haven, Minehead, Mold, Nantwich, Nelson, Paignton, Petersfield, Porthcawl, Pwllheli, Rawtenstall, Richmond (Surrey), Ripley, Romsey, Rugeley, Shaftesbury, Sidmouth, St Ives (Cornwall), Stone, Swadlincote, Swanage, Tenby, Tonypandy, Uckfield, Uttoxeter, Wetherby, Whitley Bay, Whitstable, Wimborne Minster, Woodley (Berks)
Amenities: Ancillary Storage Required, Ground Floor Only
Location: PRIME PITCH/HIGH STREET, GOOD 2NDARY/FRINGE PRIME
Tenure: LEASE
Use: RETAIL, CLASS A1
Notes: The company is also interested in Okehampton.
Initial Research Date: 28/02/2005 **Last Update Date:** 28/02/2005
Agent: REDCASTLE LTD **Tel:** 020 7927 3767
Fax:
Address: Colgrave House
70 Berners Street
London
W1P 3DD **Contact:** Ms SUSAN SHAW

Company Name: FADS HOMESTYLE LTD **Speciality:** HOMEWARE
Requirements: 2 **Existing Outlets:** 50
Requirement Size: 1,500 - 3,000 sq ft **Use:** RETAIL
Outlets Required: Ashby De La Zouch, Bideford, Birmingham, Bridport, Buckingham, Bude, Clitheroe, Cromer, Ely, Falmouth, Faversham, Glossop, Haslemere, Helston, Hexham, Honiton, Hucknall, Ilfracombe, Leeds, Louth, Ludlow, Mablethorpe, Malton, Manchester, Market Drayton, Matlock, Minehead, Nailsea, Newmarket, Newquay, North Walsham, Oswestry, Petersfield, Ross On Wye, Shepton Mallet, Sheringham, Sidmouth, St Ives (Cambs), St Neots, Stow On The Wold, Swaffham, Tiverton, Totnes, Wadebridge, Wetherby, Whitchurch (Shropshire), Winchester
Amenities: Ancillary Storage Required
Location: PRIME PITCH/HIGH STREET, GOOD 2NDARY/FRINGE PRIME
Tenure: LEASE, PURCHASE
Use: RETAIL, CLASS A1
Notes: The company wants 500 sq ft. It wants to acquire 50 units. It is also interested in Birmingham suburbs, Driffield, Droglogden, Leeds suburbs, Market Rasen, Manchester Suburbs and Okehampton.
Initial Research Date: 09/05/2005 **Last Update Date:** 09/05/2005
Agent: MORGAN MARTIN **Tel:** 01772 556666
Fax: 01772 202159
Address: 12 Winckley Square
Preston
PR1 3JJ **Contact:** Mr JIM MARTIN

Company Name: GREGGS PLC **Speciality:** BAKERS

Requirements: 10 **Existing Outlets:** 1260

Address: Clayton Road
Newcastle Upon Tyne
NE2 1TL **Contact:** Mrs JENNIFER PAGE

Email: jenniferp@greggs.co.uk **Tel:** 0191 212 7611
Fax: 0191 281 1444

Requirement Size: 400 - 1,500 sq ft **Use:** RETAIL

Outlets Required: Barnsley, Beverley, Bradford, Hull, Knaresborough, Leeds, Malton, Mansfield, Meadowhall, Newark On Trent, Pontefract, Retford, Ripon, Selby, Sheffield, Thirsk, Wakefield, Wetherby, York

Location: PRIME PITCH/HIGH STREET, GOOD 2NDARY/FRINGE PRIME

Tenure: LEASE

Use: RETAIL, CLASS A1

Notes: For Kiosk units, the company will take 400-500 sq ft. For Standard units, it will take 650-1500 sq ft. It will take standard units in prime and good secondary areas and kiosks in retail or office areas. Leaseholds preferred, but freehold considered. It will also consider Hull city centre, Hull suburbs, Leeds city centre, Crystal Peaks (Sheffield) and Sheffield city centre.

Initial Research Date: 09/05/2005 **Last Update Date:** 09/05/2005

Company Name: PIZZA EXPRESS PLC **Speciality:** CAFE/RESTAURANT/
BAR

Requirements: 1 **Existing Outlets:** 300

Address: Pizza Express
Union Park
1 Florence Way
Uxbridge
UB8 2LS **Contact:** Ms HELEN
BURGESS

Email: **Tel:** 01895 618 722

Requirement Size: 1,500 - 2,000 sq ft **Use:** RETAIL

Outlets Required: Andover, Arbroath, Ascot, Ashbourne, Baldock, Barnstaple, Basildon, Bath, Battle, Bearsden, Berwick Upon Tweed, Billericay, Birmingham, Boston, Bowness On Windermere, Bradford, Bradford On Avon, Brixton, Broadway, Burford, Burgess Hill, Bury, Carshalton, Chalfont St Peter, Cheam, Chertsey, Christchurch, Clapham, Croydon, Devizes, Doncaster, Douglas, Epping, Esher, Ewell, Falmouth, Fareham, Fleet, Gateshead, Glasgow, Glastonbury, Grantham, Haddington, Hastings, Havant, Headingley, Herne Hill, Hornchurch, Hornsey, Huddersfield, Hungerford, Ilfracombe, Ilkley, Kendal, Kensington, Kings Heath, Lewisham, Lichfield, Liverpool, Loughborough, Lymington, Maida Vale, Maldon, Malton, March, Margate, Melton Mowbray, Midhurst, Morningside, Nantwich, Newcastle Under Lyme, Newquay, Newton Abbot, Northallerton, Oban, Oxford, Peterborough, Richmond (Surrey), Rickmansworth, Ringwood, Ripon, Rugby, Shaftesbury, Sherborne, Skipton, Solihull, Southampton, Southfields, St Ives (Cornwall), St James'S, St Neots, Stevenage, Stowmarket, Sudbury, Surbiton, Tetbury, Thame, Thirsk, Tollcross, Tooting, Waterloo (Greater London), Wells, Weymouth, Willesden, Wisbech, Witney, Wolverhampton, Woodstock, Wootton Bassett, Yarm

Amenities: Ancillary Storage Required, Ground Floor Only, Minimum Frontage 35 Ft+

Location: GOOD 2NDARY/FRINGE PRIME

Tenure: LEASE, PURCHASE

Use: RETAIL, CLASS A3

Notes: In London, the company is also interested in Clapham Common, Earlsfield, Edgware Road, Portobello, Queens Park, South Kensington and Willesden Green. Elsewhere, it is interested in Great Dunnlow, Prestbury, Salcombe, Glasgow's west end and Glasgow Victoria Street.

Initial Research Date: 31/12/2004 **Last Update Date:** 31/12/2004

Company Name:	SAVERS HEALTH & BEAUTY LTD	Speciality:	COSMETICS/ TOILETRIES
Requirements:	5	Existing Outlets:	160
Requirement Size:	1,750 - 3,000 sq ft	Use:	RETAIL
Outlets Required:	Aberdeen, Alexandria, Alloa, Annan, Antrim, Armagh, Ashbourne, Ballymena, Ballymoney, Bangor (Down), Batley, Bellshill, Bishopbriggs, Braehead, Bramley, Bridlington, Buxton, Carlisle, Cleckheaton, Clifton (Notts), Cockermouth, Coleraine, Corstorphine, Cowdenbeath, Cumbernauld, Dalkeith, Dewsbury, Edinburgh, Elgin, Enniskillen, Forfar, Fort William, Garforth, Glasgow, Guiseley, Harrogate, Helensburgh, Holbeach, Holmfirth, Inverness, Inverurie, Johnstone, Kelso, Kendal, Keswick, Kirkcaldy, Kirkintilloch, Lancaster, Leeds, Lisburn, Mabelthorpe, Malton, Maryport, Matlock, Montrose, Newcastle Upon Tyne, Newry, Nottingham, Oadby, Oban, Penrith, Perth, Peterhead, Pitlochry, Portadown, Pudsey, Richmond (Surrey), Rotherham, Royston, Stanningley, Stapleford, Stonehaven, Thirsk, Ulverston, West Bridgford, Whitehaven, Wick, Woodbridge, Yarm		
Amenities:	Ancillary Storage Required		
Location:	PRIME PITCH/HIGH STREET, GOOD 2NDARY/FRINGE PRIME		
Tenure:	LEASE		
Use:	RETAIL, CLASS A1		
Notes:	The company wants a minimum internal width of 19ft and 500-1,000 sq ft storage. It is also interested in Hunslet, Idle, Leeds city centre, Market Raisin, Nottingham city centre, Stockbridge, Ballyclare, Park Centre (Belfast), Kennedy Centre (Belfast), Forestside (Belfast), Glengormley, Quayside (Londonderry), Lurgan, Brechin, Castle Douglas, Dingwall, Dunblane, the Gyle Centre (Edinburgh), Partick (Glasgow), Girvan and Lockerbie. Grimsby is a resite.		
Initial Research Date:	06/05/2005	Last Update Date:	06/05/2005
Agent:	GLEN-DAVISON ANGUS	Tel:	0191 261 1666
		Fax:	0191 261 0666
Address:	Saville Chambers 5 North Street Newcastle Upon Tyne NE1 8DF	Contact:	Mr MARTIN GLEN- DAVISON

FOCUS RETAIL REQUIREMENTS: PICKERING (30.05.05)

Company Name:	AGE CONCERN	Speciality:	CHARITY CHARITY SHOPS
Requirements:	3	Existing Outlets:	132
Requirement Size:	650 - 900 sq ft	Use:	RETAIL
Outlets Required:	Abingdon, Alderley Edge, Amersham, Ashbourne, Ashford, Banbury, Bangor (Gwynedd), Barnet, Bath, Beaconsfield, Beeston, Beverley, Bexley, Bicester, Bitterne, Blackheath (West Midlands), Bourton On The Water, Brentwood, Bridgnorth, Bridgwater, Brighouse, Bulwell, Burnham, Buxton, Caerphilly, Camberley, Cardiff, Carlisle, Carmarthen, Caterham, Chesham, Clapham, Cleveleys, Colwyn Bay, Congleton, Cottingham, Cricklewood, Cwmbran, Derby, Dulwich, Durham, Eastcote, Edenbridge, Elephant & Castle, Ellesmere Port, Epping, Epsom, Evesham, Farnham, Farnworth, Gerrards Cross, Goole, Guildford, Halesowen, Handforth, Harpenden, Harpenden, Hartlepool, Hartlepool, Hayes, Huntingdon, Hebden Bridge, Henley On Thames, Hesse, High Wycombe, Hucknall, Huntingdon, Huntingdon, Ivybridge, Kendal, Kentish Town, Keswick, Kidderminster, Kidlington, Kingsbury, Kingswinford, Knowle (West Midlands), Leicester, Leigh, Leighton Buzzard, Leighton Buzzard, Letchworth, Letchworth, Lewisham, Lichfield, Llandudno, Llanelli, Long Eaton, Loughton, Loughton, March, Market Drayton, Marlborough, Marple, Merthyr Tydfil, Middlewich, Minehead, Nantwich, Newark On Trent, Newport (Gwent), Norwich, Norwich, Peckham, Pendlebury, Pickering, Pontefract, Pontypool, Pontypridd, Poulton Le Fylde, Prestatyn, Preston, Putney, Reading, Reddish, Rhondda, Rhyl, Rotherham, Ruislip, Saffron Walden, Shanklin, Shepperton, Solihull, Southampton, Southwark, St Neots, Staines, Stockport, Stourbridge, Street, Sunbury, Sunderland, Sutton In Ashfield, Swansea, Swaythling, Swindon, Swinton, Tavistock, Teignmouth, Telford, Tetbury, Tewkesbury, Thornbury, Totnes, Trowbridge, Ulverston, Uxbridge, Wakefield, Wallsend, Walton On Thames, Wandsworth, Ware, Washington, Wembley, West Drayton, Westerham, Whitley Bay, Whitley Bay, Widnes, Wilmslow, Winsford, Witney, Wrexham, Yate		
Amenities:	Ancillary Storage Required		
Location:	PRIME PITCH/HIGH STREET, GOOD 2NDARY/FRINGE PRIME		
Tenure:	LEASE		
Use:	RETAIL, CLASS A1		
Notes:	The charity will take prime locations where possible. It wants 400 sq ft ancillary space. It will ideally pay between £15,000-£25,000 pax in rent. It wants 10 year leases, preferably with 5 year breaks. It is also interested in Clapham Junction, Ickenham, West Hampstead (London), Mere Green, Reading west or Friar Street, Solihull centre, Stow on the Green, Queens Road (Leicester), Sedgley, Abbots Langley, Buntingford, Toddington, Orton, Broughton, Chelford, Disley, Hoole, Pendleton, Prestbury and West Houghton. Also contact Philip Bell at Stephen Kane & Co (020 7224 0101).		
Initial Research Date:	31/12/2004	Last Update Date:	31/12/2004
Agent:	STEPHEN KANE & CO	Tel:	020 7224 0101
		Fax:	020 7224 0406
Address:	61 Queen Anne Street London W1M 9LA	Contact:	MR PHILIP B

APPENDIX 5

FLOORSPACE DATA (MALTON TOWN CENTRE)

Appendix 5 Summary Floorspace Data for Malton Centres

Retail Sector	Floorspace	
	sq ft	sq m
Convenience	109600	10200
Comparison	176100	16360
Services	80100	7450
Miscellaneous*	1800	170
Vacant Units	41800	3890
Units with no Experian Goad Trade type**	212000	19650
Total Floorspace	621400	57720

Source: Experian Goad (2004)

* For example: Post Offices, Information Bureaux

** For example: Public houses, offices, residential