



# **Retail Monitor**

# **2021**

Information presented in this report represents data  
monitored from the period:

1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021

**Published October 2021**

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## **1. Introduction**

- 1.1 Worcester City Council has a statutory responsibility to make available any information it has collected for monitoring purposes as soon as possible after the information becomes available<sup>1</sup>. This report provides information on the supply of retail floor space in Worcester for the period 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021, forming part of the City Council’s annual monitoring programme.
- 1.2 Retail floor space can be created or lost as a result of redevelopment or the change of use of existing floor space. This report seeks to record all changes to retail floor space within the City during the monitoring period. The monitor also documents the possible future supply of new retail development and reports the progress in the implementation of previously approved schemes.
- 1.3 The Government sets out its view of how planning should deliver economic growth in the National Planning Policy Framework (NPPF). This requires the planning system to contribute to the building of a strong, responsive and competitive economy, by ensuring that sufficient land of the right type and in the right locations is available to allow growth and innovation. This applies to all parts of the economy including the retail sector.
- 1.4 There has been a Government response to the impacts of the on-going Covid-19 pandemic which is considered to be accelerating the decline of the high street and ‘traditional’ town centres. The Government has introduced a number of grants and loans to help businesses remain open during this time. In addition to this there have been changes intended to re-invigorate the high street, including alterations to the Use Classes Order and associated Permitted Development Rights.

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<sup>1</sup> Paragraph 7, Part 8, The Town and Country Planning (Local Planning (England) Regulations 2012

## 2 Background

- 2.1 The purpose of this monitoring report is to consider what progress has been made each year in the delivery of development proposed by the South Worcestershire Development Plan (SWDP) and what other changes have occurred in the use of retail floor space that might inform the delivery of this plan or future plans. It can also be used to assess the effectiveness of retail policies, SWDP 9 and SWDP 10, in maintaining the vitality and variety of existing retail centres identified in the plan.
- 2.2 This report is generally only concerned with those retail units that are within shopping centres or retail frontages that are defined on the SWDP Policies Map. Retail units in locations such as Blackpole and Elgar Retail Parks and corner shops which are not part of these shopping centres are not included within this monitoring report. The exception to this is St Martin's Quarter, where a summary of this area has been included under table 3.
- 2.3 Retail policies within the SWDP and the NPPF are relevant to the consideration of the changes reported in this Retail Monitor.

### **South Worcestershire Development Plan (SWDP)**

- 2.4 The SWDP contains two policies that seek to ensure that Worcester retains a strong retail function to serve both local communities and the whole population of South Worcestershire. In addition to these SWDP 3 sets targets for the provision of additional retail floor space over the plan period. New retail floor space in South Worcestershire should be principally focused within Worcester City Centre where the related evidence suggests an additional 26,726 square metres of comparison retail floor space will be required before 2030. Over 8,000 square metres of this requirement has already been provided at St Martins Quarter. A review of the SWDP is currently being undertaken which will extend the plan period to 2041. Updated evidence relating to retail floorspace will form part of the review.
- 2.5 Policy SWDP 9 seeks to provide a basis to consider proposals for new retail floor space and ensure that any such proposals support the vitality of existing centres.

**SWDP 9** states:

- A. New retail, leisure and tourism development that contributes to achieving a high-quality sustainable network of urban and rural settlements will be promoted and supported. Retail and other town centre development should be of a scale appropriate to its location.*
  
- B. Measures to secure the vitality and viability of the City Centre and Town Centres as defined on the Policies Map (Worcester, Droitwich Spa, Evesham, Great Malvern, Pershore, Tenbury Wells and Upton-upon-Severn) will be set out in Supplementary Planning Documents, Neighbourhood Plans and Local Development Orders as appropriate. These measures will include environmental enhancements and activities that seek to improve the visitor experience.*
  
- C. Proposals for retail or leisure facilities within the City Centre and Town Centres will need to demonstrate that they are:
  - i. Contributing to a comfortable, safe, attractive and accessible environment.*
  - ii. Making full use of the premises, avoiding vacant floors over shops and providing a separate entrance for office or residential use of upper floors, where they are within the reasonable control of the applicant.**
  
- D. Development proposals linked to the evening and night time economy will be supported provided they:
  - i. Do not result in a clustering of dead frontages during the daytime;*
  - ii. Do not, on their own, or cumulatively, result in an unacceptable impact on neighbouring uses by reason of disturbance, traffic or safety;*
  - iii. Do not, on their own, or cumulatively, result in an inappropriate balance of uses.**

2.6 Policy SWDP 10 sets a South Worcestershire threshold for the application of the NPPF impact test for new retail floor space and sets criteria for the consideration of applications for non-A1 retail uses in the existing shopping centres within South Worcestershire.

**SWDP 10** States:

- A. *Retail and leisure development that is appropriate in location and scale, having regard to the hierarchy of centres set out in Table 5 below, will be supported.*
- B. *Any retail or leisure development proposal of over 1,000 square metres net that is located outside the defined centres listed in Table 5 below must be accompanied by a Retail Impact Assessment.*
- C. *Planning permission for retail and leisure development outside the centres listed in Table 5 below will not be granted unless the applicant has demonstrated that:*
  - i. *The sequential test set out in paragraph 24 of the Framework, or any subsequent amended test in national planning policy for the consideration of retail and leisure development, has been satisfied.*
  - ii. *The scale of development is appropriate to the location. The development would have no significant adverse impact on the vitality and viability of a centre.*
  - iv. *Access by all travel modes and particularly bus, cycle and walking is convenient and safe, taking into account any improvements provided by the development.*
- D. *Within the Primary Shopping Frontages, as shown on the Policies Map, change of use from retail (use class A1) or the extension of existing non-A1 uses into adjoining A1 premises at ground floor level will not be permitted.*
- E. *Within the Secondary Shopping Frontages, as shown on the Policies Map, change of use from retail (use class A1) to non-retail uses in classes A2, A3, A4, A5, D1, D2 will be permitted provided:*
  - i. *The proposed use will not result in a continuous frontage of two or more non-A1 retail units (units are defined as a shop front width of about 6 metres; larger units will be assessed in terms of unit length).*

- ii. A minimum of 50% of units in each defined Secondary Shopping Frontage are retained in A1 retail use.
- iii. The proposed use will not result in the proportion of units in the street (or part of the street defined as a secondary shopping frontage) in A3, A4 and A5 use exceeding 30%.
- iv. A shop window will be retained at all times.
- v. The proposal would not preclude the full use of the premises, avoiding vacant floors over ground floor uses and providing a separate entrance for office, leisure or residential use of upper floors, where they are within the reasonable control of the applicant.
- vi. Ground floor residential uses do not form part of the proposal.

F. The following Shopping Centres are shown on the Policies Map:

Table 5 – Town, District, Local and Neighbourhood centres

City and Town Centres	<b>Worcester</b> , Great Malvern, Droitwich Spa, Evesham, Pershore, Upton-upon-Severn, Tenbury Wells
District Centres	Barnards Green, Malvern Link, Broadway, <b>St John's</b>
Local Centres	Fairfield, Westlands, Witton, Fulbert Road, <b>Ankerage Green, Barbourne, Cranham Drive, St Peter's</b>
Neighbourhood Centres	Cheltenham Road, Shrubbery Road, <b>Ambleside Drive, Bath Road, Brickfields, Brindley Road, Canada Way, Derwent Close, Dines Green, Kilbury Drive, London Road, Monarch Drive, Northwick, Rainbow Hill</b>

- G. Within the centres listed in Table 5 above, the conversion of retail floor space outside the Primary and Secondary Shopping Frontages to alternative uses not providing a retail or commercial service will not be permitted unless the equivalent replacement floorspace is provided as part of the development proposal.
- H. Within the district and local centres listed in Table 5 above, in order to preserve the variety and vitality of local shopping opportunities, the change of use of premises outside the Primary and Secondary Shopping Frontages from A1 to A2, A3, A5, D1 or D2 uses will not be permitted:

- i. where it would result in two or more non-A1 retail units in a row; or*
- ii. where it would result in less than 50% of all units within the centre being in A1 use.*

*I. The change of use of village, neighbourhood and corner shops to non-retailing uses will only be permitted if there is an alternative equivalent facility within safe walking distance or evidence is presented that the premises are no longer viable for any retail or community use.*

*J. Planning permission for new village and neighbourhood shops will be granted provided they are of an appropriate scale and it can be demonstrated that they will not have a significant adverse impact on the vitality or viability of any local centre.*

*K. New or expanded farm shops, garden centres or petrol filling stations will be permitted provided:*

- i. They would not have a significant adverse impact on the viability or vitality of any defined centre or other local shopping facilities.*
- ii. In the case of farm shops, the proposal would make use of redundant or under-used buildings and the range of goods to be sold is restricted to foodstuffs, plants and rural craft products produced locally.*
- iii. In the case of garden centres, the site is accessible by walking, cycling and public transport.*

*L. The creation of new, or extensions to existing, garden centres or farm shops in the open countryside and unrelated to a settlement will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation.*

### **National Planning Policy Framework (NPPF)**

2.7 The NPPF contains a section 'ensuring the vitality of town centres' and another section 'promoting healthy and safe communities' which have particular



significance for the application of retail policies within the SWDP. The NPPF requires local planning authorities to support the role that town centres play at the heart of local communities, by taking a positive approach to their growth including through the allocation of sites for the main town centre uses, e.g. shops, offices and entertainment. The sequential and impact tests are the main planning tool to ensure development enhances rather than undermines existing centres. Vitality and viability are seen nationally as the essential elements of successful retail centres. The NPPF section promoting healthy communities requires local planning policies and decisions to promote strong neighbourhood centres and guard against the loss of valued facilities and services.

- 2.8 Many changes to the way retail premises are used do not require a specific planning application. These changes are permitted development and to ensure the City Council is aware of all changes that affect the retail offer and facilities within the city, every shopping centre within the city is surveyed at least annually. See schedules 1 to 5 for the results of the latest surveys.
- 2.9 Changes to the Use Classes Order were made on 1<sup>st</sup> September 2020 which saw the introduction of a new Use Class E, which has amalgamated A1, A2, A3, B1a, B1b, B1c and part D1 and D2 uses into one use class, allowing flexibility of uses without the need for planning permission (subject to prior approval in some scenarios). Further changes were implemented on 1<sup>st</sup> August 2021 which saw Permitted Development Class MA being introduced which removed the need for planning permission for dwelling houses to be created from those uses within the E Use Class (subject to prior approval)<sup>2</sup>.
- 2.10 The principal Use Classes which could apply to retail and other town centre uses are as follows:
- **E:** Commercial, Business and Services
    - **E(a):** Display or retail sale of goods, other than hot food,

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<sup>2</sup> The PD rights will include a vacancy requirement of 3 months before the date of the application to protect successful businesses in existing use. The building must also have been in a commercial, business, or service use for at least two continuous years previously. A size limit of 1,500 square metres of floorspace will also apply, to avoid the loss of larger units.

- **E(b):** Sale of food and drink for consumption (mostly) on the premises,
  - **E(c):** Provision of: Financial services, professional services, other appropriate services in a commercial, business or service locality
  - **E(d):** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
  - **E(e):** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
  - **E(f):** Creche, day nursery or day centre (not including a residential use)
  - **E(g):** Uses which can be carried out in a residential area without detriment to its amenity: offices to carry out any operational or administrative functions, research and development of products and processes, and industrial processes
- **F1: Learning and Non-Residential Institutions**
    - **F1(a)** Provision of education
    - **F1(b)** Display of works of art (otherwise than for sale or hire)
    - **F1(c)** Museums
    - **F1(d)** Public libraries or public reading rooms
    - **F1(e)** Public halls or exhibition halls
    - **F1(f)** Public worship or religious instruction (or in connection with such use)
    - **F1(g)** Law courts
- **F2: Local Community**
    - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
    - **F2(b)** Halls or meeting places for the principal use of the local community
    - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
    - **F2(d)** Indoor or outdoor swimming pools or skating rinks
- **Sui Generis:** Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'.

Table 1 sets out potential new Use Class uses applicable to this report:

<b>Class E</b>	<b>Class F</b>	<b>Sui Generis</b> (this is not an exhaustive list)
<ul style="list-style-type: none"> <li>• Shops</li> <li>• Supermarkets</li> <li>• Post offices</li> <li>• Travel agencies</li> <li>• Sandwich bars</li> <li>• Hairdressers/ barbers</li> <li>• Funeral Directors / undertakers</li> <li>• Retail warehouses</li> <li>• Domestic hire shops</li> <li>• Dry cleaners</li> <li>• Locations to receive items for cleaning and repairing</li> <li>• Internet cafes</li> <li>• Banks and building societies</li> <li>• Estate agents or employment agencies</li> <li>• Restaurants and cafes</li> <li>• Offices</li> <li>• Research and development of</li> </ul>	<p>F1:</p> <ul style="list-style-type: none"> <li>• Schools</li> <li>• Galleries</li> <li>• Museums</li> <li>• Libraries</li> <li>• Public halls</li> <li>• Churches</li> </ul> <p>F2:</p> <ul style="list-style-type: none"> <li>• Shops &lt; 280m<sup>2</sup> and no other within ≤1,000m radius</li> <li>• Halls or meeting places for principal use of the local community</li> <li>• Swimming pools</li> <li>• Skating rinks</li> <li>• Outdoor sports and recreation</li> </ul>	<ul style="list-style-type: none"> <li>• Cinemas</li> <li>• Music and concert halls</li> <li>• Bingo halls</li> <li>• Dance halls</li> <li>• Theatres</li> <li>• Betting offices</li> <li>• Pay day loan shops</li> <li>• Funfair</li> <li>• Large houses in multiple occupation</li> <li>• 'Alkali works'</li> <li>• Hostels (providing no significant element of care)</li> <li>• Scrap yard</li> <li>• Fuel stations</li> <li>• Shops selling and /or displaying Motor vehicles</li> <li>• Retail warehouses</li> <li>• Nightclubs</li> <li>• Laundrettes</li> <li>• Police stations</li> <li>• Taxi businesses</li> <li>• Care hire locations</li> <li>• Amusement arcades</li> </ul>

product and processes <ul style="list-style-type: none"> <li>• Light industrial appropriate in a residential area</li> <li>• Doctors, clinics and health centres</li> <li>• Creches, day nurseries or day centres</li> <li>• Gyms and indoor sports and recreation</li> </ul>		<ul style="list-style-type: none"> <li>• Casinos</li> <li>• Tattoo parlours</li> <li>• Beauticians</li> <li>• Public houses / wine bars etc where little or no food is served</li> <li>• Drinking establishments</li> <li>• Hot food takeaways</li> </ul>
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2.13 Table 2 below shows the changes to the 'A' Use Class which principally previously related to retail, food and drink:

Table 2 Comparing old and new Use Classes relating to retail, food and drink:

<b>Old Use Class</b>	<b>New Use Class</b>	<b>Permitted Change</b>
A1 - Shops	E(a)	<ul style="list-style-type: none"> <li>• To C3, subject to prior approval (PD Class MA)</li> <li>• To a mixed use for any purpose within Class E and as up to 2 flats, subject to prior approval (PD Class G)</li> <li>• To a mixed use for any purpose within Class E and as up to 2 flats to a use for any purpose Class E (PD Class H)</li> <li>• To a state-funded school falling within Class F.1(a) (PD Class T) (and back to previous lawful use (PD Class U)</li> </ul>
A2 - Financial and Professional Services	E(c)	
A3 - Café or Restaurant	E(b)	

A4 – Drinking Establishments	Sui Generis	None
A5 – Hot Food Takeaway	Sui Generis	None

- 2.14 The principal permitted development rights applicable to the change of use of retail, food and drink premises are listed above. Many of these require a developer to apply for a determination as to whether prior approval is necessary. Prior approval allows the local planning authority to seek a prior approval application in certain circumstances and to consider a limited range of matters, e.g. where the proposed change is likely to result in a severe highway impact. An applicant can appeal the decision of a local planning authority to require a prior approval application or the refusal of a prior approval application.
- 2.15 Permitted development rights do not remove the need for listed building, conservation area or advertising consent which will apply to many proposed changes to premises within Worcester’s retail centres.
- 2.16 For the latest information relating to the Use Classes Order and Permitted Development Rights, please refer to the [Planning Portal website](#).

## 3 Retail Development in 2020/21

### 3.1 Position at 31<sup>st</sup> March 2021

3.1.1 According to the Valuation Office Agency (VOA)<sup>3</sup> as at 31<sup>st</sup> March 2021, the total floorspace of the retail sector in Worcester City is approximately 270,000 square metres. The VOA report states that this figure only includes the sectors 'shops' and 'financial and professional services'. In 2020/21, 8 new developments<sup>4</sup> gained planning permission, including 2 new build/redevelopments<sup>5</sup> and 6 changes of use which required planning permission<sup>6</sup> (3 of which were located within a designated retail centre), giving an additional 2,125 square metres (gross) of new retail floor space when developed (figures exclude change of use permissions, which are now increasingly difficult to monitor as a result of changes to the use classes order).

### 3.2 Site Allocations

3.2.1 The SWDP (2016) allocates 3 sites to accommodate an anticipated need for 26,726 square metres of additional retail floor space between 2006 and 2030 within Worcester, 16,061 square metres has already been completed principally at St Martin's Quarter and there is a further 4,088 square metres of consented floor space that could in theory be built out. It is unlikely however that much of this consented floor space will come forward as planned as it is the remaining unimplemented elements of development approved before the global financial crash in 2007. Table 2 below summarises the status of the SWDP retail site allocations in Worcester City.

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<sup>3</sup> <https://www.gov.uk/government/statistics/non-domestic-rating-stock-of-properties-including-business-floorspace-2021> (NDR Floorspace Tables, 2021, Tab FS2.1)

<sup>4</sup> 19/01011 / (The Arches), 20/00179/FUL (Whittington Road Services), 19/00851/FUL (JVM Casting Site), 20/00787/FUL (Arches 44,45 and 46), 20/00625/CU (37 Gresham Road), 20/00250/FUL (46 Astwood Road), 20/00081/CU (6 St Swithins Street) and 20/00251/FUL (54 Foregate Street).

<sup>5</sup> 20/00179/FUL (Whittington Road Services) and 19/00851 (JVM Casting Site)

<sup>6</sup> 19/01011 (The Arches), 20/00787/FUL (The Arches), 20/00625/CU (37 Gresham Road), 20/00250/FUL (46 Astwood Road), 20/00081/CU (6 St Swithins Street) AND 20/00251/FUL (54 Foregate Street)

### 3.2.2 Table 3: Worcester City SWDP Retail Site Allocations

<b>Policy Reference</b>	<b>Site Location</b>	<b>Site area (ha)</b>	<b>Status</b>
SWDP 44/1	Cathedral Square: To allow for redevelopment, refurbishment, expansion of the existing shopping centre. To provide greater connectivity with the Cathedral. Protect and enhance the setting of Worcester Cathedral and neighbouring listed buildings.	1.23	Completed
SWDP 44/2	Fire Station / Crown Gate / Angel Place / The Butts: To allow for redevelopment, refurbishment, expansion of the existing shopping centre. To provide greater connectivity with the rest of the city centre, the riverside and the University Campus.	2.85	Partially implemented
SWDP 44/3	Trinity House / Cornmarket: To allow for redevelopment for retail and other uses with the creation of an important open space, giving improved connections to St Martin's Quarter and Shrub Hill Station.	0.98	Partially implemented

3.2.3 The Cathedral Square development (SWDP 44/1) opened in 2017/18 and while this is a welcome development this scheme replaced long vacant (previously) A1 and hotel floor space with an equivalent amount of A3, A4 and D2 floor space.

3.2.4 In relation to Angel Place / Crown Gate / The Butts / Fire Station (SWDP 44/2), a public realm refurbishment scheme was implemented in 2014 and a new market format and operator have rejuvenated the street market in this location. Crown Gate shopping centre has had significant improvements carried out to its facade during 2019.

3.2.5 In terms of Trinity House / Cornmarket (SWDP 44/3), a public realm improvement scheme was completed in the summer of 2015.

### 3.3 New Build

3.3.1 Major retail development is a fairly uncommon form of development with many town centres trading highly successfully for several decades without any major additional floor space being added to the total stock of floor space. The most recent significant growth in retail floor space within the city is St Martin's Quarter, where approximately 15,000 square metres of retail space and 2,000 square metres of leisure space was developed in 2011/12 on an edge of centre site. St. Martin's Quarter does not currently form part of the shopping centres or retail frontages as defined on the SWDP Policies Map or set out in schedules 1 to 5, but a summary of this area has been included in table 3 below.

3.3.2 Table 4: St. Martin's Quarter – Summary of Units (as at 31<sup>st</sup> March 2021)

<b>Property</b>	<b>Occupier</b>	<b>Use</b>	<b>Floorspace (sq. m)</b>
3	Sports Direct	E(a)	648 (Ground Floor) 892 (1 <sup>st</sup> Floor)
4A	Avant Garde	E	95
4B	Barnardo's	E(a)	86
5	VACANT	E	TBC
6	Costa	E(a)	149
7A/B	VACANT	E(a)	626 (Ground Floor) 626 (1 <sup>st</sup> Floor)
7C	VACANT	E(a)	309 (Ground Floor) 300 (1 <sup>st</sup> Floor)
7D	Ladbrokes	Sui Generis	96 (Ground Floor) 113 (1 <sup>st</sup> Floor)
10	B & M	E(a)	1,759
11	Pure Gym	E(d)	1,768
17	VACANT (Leisure Opportunity)	E	1,378
19	ASDA	E(a)	7,068 (Ground Floor) 1,030 (1 <sup>st</sup> Floor)
20	Food Plus Worcester Ltd.	E(a)	149



### 3.4 Change of Use

In 2020/21 11 shop units<sup>7</sup> changed use class (with planning permission)

- 3 Units became Sui Generis from another use;
- 6 units (1 planning permission) became mixed-use from another use;
- 2 units became E(b) (previously A3) from another use.

### 3.5 Vacant Premises

3.5.1 The annual retail survey shows that there are 145<sup>8</sup> retail units currently unoccupied. This is 14.87% of all retail units and is above the national vacancy rate of 14.5% for May 2021<sup>9</sup>. 115 of the 145 vacant units have been vacant for more than one year; this is 11.79% of all units surveyed, an increase on the 94 units that had been vacant for over a year recorded in 2019/20.

#### 3.5.2 Table 5: Change in Retail Vacancies

	Number of Vacant Units				
	2017	2018	2019	2020	2021
Worcester City Centre	62	77	70	87	90
St John's District Centre	11	11	13	11	9
Approach Corridors	21	19	22	20	22
Local Shopping Centres	3	4	4	3	2
Neighbourhood Shopping Centres	15	17	18	20	22
<b>Total Vacant Retail Units</b>	<b>112</b>	<b>128</b>	<b>127</b>	<b>141</b>	<b>145</b>
<b>Total Retail Units</b>	<b>949</b>	<b>954</b>	<b>954</b>	<b>975</b>	<b>975</b>

<sup>7</sup> 12 in 2019/20, 19 in 2018/19, 22 in 2017/18 and 10 in 2016/17

<sup>8</sup> 141 in 2019/20 129 in 2018/19, 128 in 2017/18 and 112 in 2016/17

<sup>9</sup> British Retail Consortium (<https://brc.org.uk/news/corporate-affairs/one-in-seven-shops-remain-shuttered/>)

3.5.3 Nationally (UK), during the first six months of 2021, approximately 8,700 chain stores (stores with more than five outlets) closed, with closures most pronounced in city centre high streets<sup>10</sup>. In terms of the larger department stores, nationally (UK) approximately 83 per cent of stores have closed in the five years since the collapse of BHS in 2016<sup>11</sup>. The figure highlights the changing face of the High Street as the Covid pandemic further accelerates changes in shopping habits. In Worcester City Centre, Debenhams closed in May 2021 and is proposed to reopen as a food hall, while House of Fraser in Crowngate continues to operate. The BHS store also in Crowngate closed in 2010 and was replaced by Primark.

### 3.6 City Centre Footfall

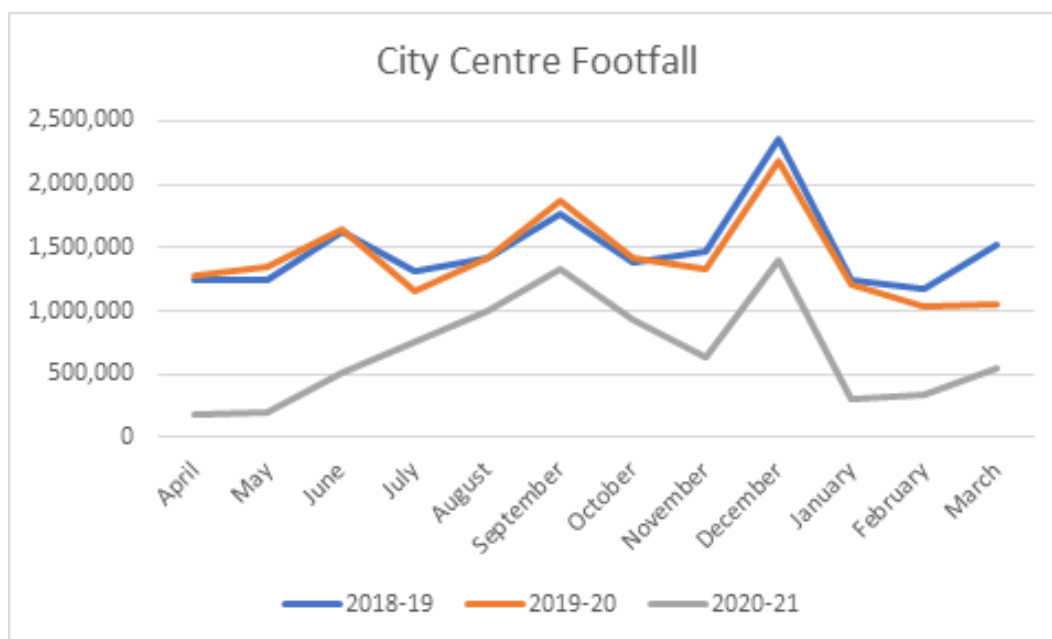
3.6.1 The City Council has not previously reported on footfall data in the Retail Monitor report but data for the City Centre is now available from 2018/19<sup>12</sup>. Therefore, this report will analyse the data from 2018/19 onwards, which compares the monthly data for each monitoring period. The data highlights that unsurprisingly, during the periods of National Lockdown since March 2020, there was a significant decrease in city centre footfall. Accordingly, the 2020/21 period has performed significantly worse compared to previous monitoring periods. However, it is expected that as a result of the gradual lifting of lockdown restrictions during 2021/22, footfall data will show a vast improvement on 2020/21 data once it is released, but it may not reach the levels recorded in 2018/19 and most of 2019/20.

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<sup>10</sup> [Almost 50 shops a day disappear from High Streets - BBC News](#)

<sup>11</sup> [UK loses 83% of department stores since BHS collapsed - BBC News](#)

<sup>12</sup> In terms of recording data, the footfall counters monitor the number of passes in front of the beam, not the numbers of people who are in the city centre. The same person could feasibly pass the cameras multiple times on their visit to the city centre or in the course of their working day. It is therefore important to note that these figures do not represent the number of people who have visited the city centre.



### 3.7 Limitations

3.7.1 While City Council officers can monitor planning applications and physical changes to retail premises in the city, there are other indicators of the health of retail centres such as rental values, yield and turnover. There are a number of organisations which collect this additional information, but the City Council does not currently subscribe to their services. This report has therefore been unable to include this information or provide any comparison with other retail centres whose catchment area includes Worcester, e.g. Merry Hill and Cheltenham. However, retail-related evidence base of the SWDP Review ([Retail and Town Centres Study](#)) provides an update for 2019 in terms of the performance of South Worcestershire's centres with other comparable and competing centres.

### 3.8 Convenience Stores

3.8.1 In recent years there has been a significant growth in local convenience shopping which has supplemented, and in some households, replaced the weekly shop to a large out of centre supermarket. This change in shopping habits has been matched by a significant growth in smaller format convenience stores operated by the main supermarket brands. The range and quality of goods offered by the major supermarket operators in these local stores has

accelerated the decline of independent food shops in local and neighbourhood shopping centres. Table 5 below lists the main convenience stores within the city. The trading areas of the convenience stores operated by the major supermarkets in the city are generally slightly larger than the floor areas of a typical store operated by the 'big four' supermarket chains<sup>13</sup>.

Table 6 Convenience stores operated by the major supermarkets

<b>Location</b>	<b>Operator</b>	<b>Floor Area (sq. m)</b>
8-10 Foregate Street	Tesco	400
1 Brindley Road	Tesco	295
London Road	Tesco	290
24-28 Martley Road	Tesco	291
5 Foregate Street	Sainsbury	420
46-48 Barbourne Road	Sainsbury	351
197 Bath Road	Co-op	204
46 Ombersley Road	Co-op	894
53 Gresham Road	Co-op	397
29 Ambleside Drive	Co-op	374
99 Henwick Road	Co-op	197
21 Lichfield Avenue	Co-op	309
387 Ombersley Road	Co-op	151
63-65 Canada Way	Co-op	399
Barker Street	Co-op	317
Horn Hill Road	Budgens	425
	<b>Total Floor Space</b>	<b>5,714</b>

### 3.9 Charity Shops

3.9.1 In previous years there has been concern at the growth in the number of charity shops opening within retail centres but there is no evidence that the number of charity shops has any impact on the footfall figures for centres where this information is collected. There are 28 charity shops in centres and retail frontages covered by this monitoring report, 14 in the City Centre, 5 in St John's District Centre, 1 in a Local Shopping Centre, 4 in Neighbourhood Shopping Centres and 4 in the City Centre Approach Corridors. There are other stores trading in second-hand goods such as CEX and Cash Converters that are not included in the above figures.

<sup>13</sup> Tesco, Asda, Sainsbury's, Morrison's

## 4. Conclusion

- 4.1 This is the fifth annual City of Worcester retail monitoring report since the adoption of the SWDP in 2016. From reviewing the past four monitoring reports and the evidence found in this current monitoring year, the data indicates that there has been a trend of increased vacancy rates, with Worcester's combined retail centre vacancy rate now standing at 14.87% (14.34% in 2020). This indicates that Worcester is now above the national vacancy rate of 14.5% (May 2021)<sup>14</sup>. Some of the units are being refurbished and a few are long term vacancies not currently being marketed.
- 4.2 This is the third consecutive year where the gap between the level of retail vacancies in the city and the national average vacancy rate has widened. It is currently unknown how the current Covid-19 pandemic will fully impact upon retailing and the high street in future years, but the likelihood is that a number of businesses have been, and will continue to be affected by it, on top of competing against online sales. However, the main trend that is now becoming noticeable from five monitoring periods is an increase in the percentage of vacant units and those which have been vacant for longer than one year. The fallout from the pandemic may add further to this issue.
- 4.3 In the past three years Worcester has seen a growth in personal care retailing, barbers (Class E) and nail bars and tanning studios (Sui Generis), which are reported as growth sectors nationally. It is not known if Worcester has yet to reach a 'critical mass' of these uses but some units last used for these purposes are currently vacant.
- 4.4 As at 31<sup>st</sup> March 2021 there was approximately 2,489.6 square metres (net) of additional floor space consented (excludes changes of use). Due to the Use Classes Order updates, units can now change more freely within and between uses and this has meant that it is now much more difficult to monitor changes of use as planning permission is generally not required for many of these changes.

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<sup>14</sup>British Retail Consortium (<https://brc.org.uk/news/corporate-affairs/one-in-seven-shops-remain-shuttered/>)

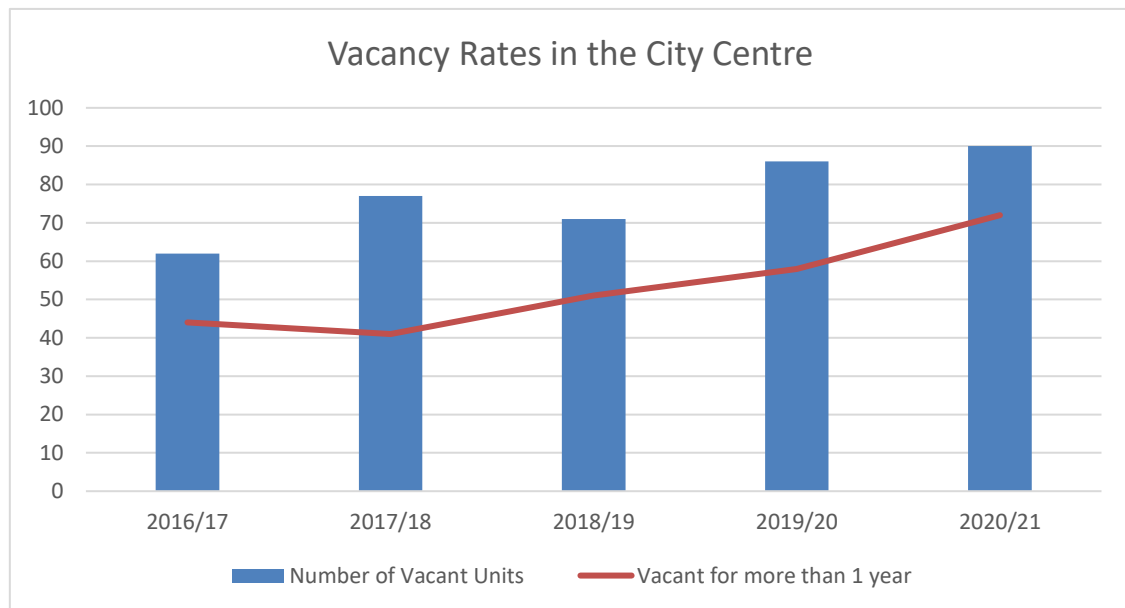
- 4.5 The City Centre footfall data introduced in this report shows the stark contrast between pre-pandemic (i.e. February 2020) footfall levels and the peak lockdown periods during 2020/21. It is anticipated that 2021/22 will show a marked increase in footfall data in the city centre following the gradual lifting of lockdown restrictions during 2021/22.
- 4.6 Schedules 1 to 5 below set out the retail monitoring statistics for Worcester City's shopping areas. Schedule 6 provides a list of retail related planning applications for 2020/21.

## **Schedule One: City Centre Central Shopping Area**

There are 522 separate ground floor premises within the City Centre (522 in 2020, 501 in 2019 and 500 in 2018). Since 2019/20 four first floor premises have also been included at the Cathedral Square development for monitoring. A significant number of units have a street frontage to more than one street but for the purposes of this monitor each shop or other use is counted once regardless of the size, or length of street frontage, of the unit.

Between April 2020 and March 2021 no units were lost as a result of an amalgamation with adjacent units.

In July 2021 there were 90 vacant retail units within the City Centre, with 72 of these units being vacant for more than one year<sup>15</sup>. 14 vacant units were re-occupied during 2020/21<sup>16</sup> and 19 units became vacant<sup>17</sup>. See tables 6 and 7 below for a full breakdown of the number and uses of units.



<sup>15</sup> 58 in June 2020, 51 in June 2019, 41 in June 2018 and 44 in March 2017

<sup>16</sup> 21 in 2019/20, 26 in 2018/19, 19 in 2017/18 and 17 in 2016/17

<sup>17</sup> 23 in 2019/21, 20 in 2018/19, 32 in 2017/18 and 18 in 2016/17

- **Vacant for more than 1 year: 72 (13.79%)**
- **New Occupier: 19**
- **Vacant to occupied: 12**
- **Occupied to Vacant: 19**

**Table 7: City Centre Ground Floor Uses Summary**

<b>Use Class</b>	<b>Total number of Units</b>	<b>Total Vacant Units</b>	<b>Percentage of all units</b>
<b>E</b>	<b>459</b>	<b>85</b>	<b>87.93%</b>
<b>F1</b>	<b>4</b>	<b>0</b>	<b>0.76%</b>
<b>F2</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Sui Generis</b>	<b>58</b>	<b>6</b>	<b>11.11%</b>
<b>C1</b>	<b>1</b>	<b>0</b>	<b>0.19%</b>
<b>Total</b>	<b>522</b>	<b>90</b>	



**Table 8: City Centre Ground Floor (and first floor units at Cathedral Square) Occupiers.**

Street	2020			2021		
	Property	Occupier	Use	Property	Occupier	Use
<b>Broad Street (North side)</b>	1	Elector Mist	A1	1	Ary Mobile	E(a)
	2 & 3	Shoe Zone	A1	2 & 3	Shoe Zone	E(a)
	4	Santander	A2	4	Santander	E(c)(i)
	5	Baguette Man	A1	5	Baguette Man	E
	6 to 9	HSBC	A2	6 to 9	HSBC	E(c)(i)
	10	The Crown	A4	10	The Crown	SG
	11	Laura Ashley	A1	11	VACANT	E(a)
	12	Kitsons Pharmacy	A1	12	Kitsons Pharmacy	E(a)
	13 & 14	Bright House	A1	13 & 14	Age UK	E(a)
	15	Colston Bakeries and Café deco	A1	15	Colston Bakeries and Café deco	E(a)
	18	Boston Tea Party	A3	18	Boston Tea Party	E(b)
	19	Knowles Sports	A1	19	VACANT	E(a)
	20 to 22	New Look	A1	20 to 22	New Look	E(a)
	23 to 26	Mothercare	A1	23 to 26	VACANT	E(a)
	27	VACANT	A1	27	VACANT	E(a)
	28	VACANT	A1	28	VACANT	E(a)
	29	Cash Fall Amusements	SG	29	Cash Fall Amusements	SG
	30	His & Hers	A1	30	His & Hers	E
	31	Mediterranean Fish Bar	A5	31	Mediterranean Fish Bar	SG
	32	Life Style Express	A1	32	Helping Hands	E
33 to 35	Massalla Lounge	A3	33 to 35	Massalla Lounge	E(b)	
36 & 37	Big A's Burgers	A3	36 & 37	VACANT	E(b)	
<b>Broad Street (South side)</b>	40	Ellis Campbell & Co	A1	40	Ellis Campbell & Co	E
	41	Natural Nails	SG	41	Natural Nails	SG
	42	The Cotton Reel	A1	42	Nick Carrols Architects	E(c)(i)
	43	VACANT	A3	43	VACANT	E(b)
	44	Pura	SG	44	Pura	SG
	45	VACANT	A1	45	VACANT	E(a)
	46	Connect 2 Vapes	A1	46	Connect 2 Vapes	E(a)
	47	Toys and Games	A1	47	Toys and Games	E(a)
	48	Newitt of Worcester	A1	48	Newitt of Worcester	E(a)
	49	Barbers at 49	A1	49	Barbers at 49	E
	50	VACANT	A1	50	Knowles Travel Goods	E(a)
	51	New England Country Store	A1	51	New England Country Store	E(a)
	52	Rohan	A1	52	Rohan	E(a)
	53 & 54	Poundland	A1	53 & 54	Poundland	E(a)
	55	VACANT	A1	55	VACANT	E(a)
	56	Stanfords	A1	56	Stanfords	E(a)
	57	VACANT	A1	57	VACANT	E(a)
58	MXUK	A1	58	MXUK	E(a)	

	59 & 60	Caffe Nero	A3	59 & 60	Caffe Nero	E(b)
	61	VIP Premium Vaping	A1	61	VIP Premium Vaping	E(a)
	62	Cookmates	A1	62	Cookmates	E(a)
	63	Gamestation	A1	63	Unnamed shop	E(a)
	64	Card Factory	A1	64	Card Factory	E(a)
	66 & 67	Mountain Warehouse	A1	66 & 67	Mountain Warehouse	E(a)
	68	VACANT	A1	68	RSPCA Charity Shop	E(a)
	69	Cornish Bakehouse	A1	69	Cornish Bakehouse	E(a)
	70	VACANT	A1	70	VACANT	E(a)
<b>Angel Place</b>	70	VACANT	A1	70	VACANT	E(a)
	43 (7)	VACANT	A1	43 (7)	VACANT	E(a)
	44	VACANT	A1	44	VACANT	E(a)
	45 (5)	VACANT	A5	45 (5)	VACANT	SG
	46 (3)	VACANT	A1	46 (3)	VACANT	E(a)
	23 unit 1	Hollywood Nails	SG	23 unit 1	Hollywood Nails	SG
	23 unit 2	Coffee Lounge	A3	23 unit 2	Coffee Lounge	E(b)
	2	Worcester Style Nails	SG	2	Worcester Style Nails	SG
	4	VACANT	A1	4	VACANT	E(a)
	6	Shipleys	SG	6	Shipleys	SG
8	VACANT	A3	8	VACANT	E(b)	
<b>Angel Street</b>	10 & 12	Crown Burger Bar	A3	10 & 12	Crown Burger Bar	E(b)
	14	Café Colombia	A3	14	Café Colombia	E(b)
	1	VACANT	A1	1	VACANT	E(a)
	1a	VACANT	A1	1a	VACANT	E(a)
	3	Mobile Repair Centre	A1	3	Mobile Repair Centre	E(a)
	5	Best Kebabs House	A5	5	Best Kebab House	SG
	7 & 9	VACANT	A2	7 & 9	Peaches Nail and Beauty	SG
	11	Shakeeys	A5	11	Shakeeys	SG
	13	Robert Taylor	A1	13	Robert Taylor	E
	14	VACANT	A3	14	VACANT	E(b_
	6	The Cricketers	A4	6	The Cricketers	SG
	8	VACANT	A1	8	VACANT	E(a)
<b>Crown Passage</b>	10	Ziggy's Hair Extensions	A1	10	Ziggy's Hair Extensions	E(a)
	12	Horn & Trumpet	A4	12	Horn & Trumpet	SG
	3	Wetherlodge	C1	3	Wetherlodge	C1
	4	VACANT	A1	4	Yum Yum	E(a)
	5	Unknown		5	Little House of Hair	E
	6	VACANT		5	VACANT	E(a)
<b>Firary Walk</b>	1 & 2	Vision Express	A1	1 & 2	Vision Express	E(a)
	3 & 4	Warren James	A1	3 & 4	Warren James	E(a)
	5 to 7	Bon Marche	A1	5 to 7	Bon Marche	E(a)

	8	The Works	A1	8	The Works	E(a)
	9	ICE Menswear	A1	9	ICE Menswear	E(a)
	10	Mike and Esther's The Little Card Co	A1	10	Mike and Esther's The Little Card Co	E(a)
	11 & 12	Hawkins Bazar	A1	11 & 12	VACANT	E(a)
	13 & 14	Ryman	A1	13 & 14	Ryman	E(a)
	15 & 16	VACANT	A3	15 & 16	VACANT	E(b)
	17	Bargain Buys	A1	17	Bargain Buys	E(a)
	18	Iceland	A1	18	Iceland	E(a)
	20	VACANT	A1	20	VACANT	E(a)
	21	VACANT	A1	21	VACANT	E(a)
	22	Superdrug	A1	22	Superdrug	E(a)
	23	VACANT	A1	23	unamed shop	E(a)
	29 to 34	VACANT	A1	29 to 34	Toy Town	E(a)
	35 to 40	New Look	A1	35 to 40	New Look	E(a)
	41	VACANT	A1	41	VACANT	E(a)
	42	VACANT	A1	42	VACANT	E(a)
<b>The Cross</b>	1	Natwest	A2	1	Natwest	E(c)(i)
	2	Skipton	A2	2	Skipton	E(c)(i)
	3	VACANT	A3	3	Café Cadena	E(b)
	4	Lloyds	A2	4	Lloyds	E(c)(i)
	5	Slug & Lettuce	A4	5	Slug & Lettuce	SG
	20	Subway	A1	20	Subway	E(a)
	21	Betfred	SG	21	Betfred	SG
	22	Blue Diamond Vapors UK	A1	22	Blue Diamond Vapors UK	E(a)
	23	VACANT	A2	23	VACANT	E(c)(i)
	24 & 25	Starbucks	A3	24 & 25	Starbucks	E(b)
	26	Kays	A5	26	VACANT	SG
	27	Ladbrokes	SG	27	Ladbrokes	SG
	27a	Cancer Research	A1	27a	Cancer Research	E(a)
	28	William Hill	A2	28	VACANT	SG
	29	Mobile Fix It	A1	29	Mobile Fix It	E(a)
	30	El Mexicana	A3	30	El Mexicana	E(b)
	31	Centenary Lounge	A3	31	Centenary Lounge	E(b)
32	David Christopher	A1	32	David Christopher	E(a)	

<b>The Foregate</b>	11	Toni & Guy	A1	11	Toni & Guy	E(a)
	12	Coffee Warehouse	A3	12	Coffee Warehouse	E(b)
	13	Stripes	A1	13	No.13 Emporium	E(a)
	14	Black & Whit3	A3	14	Black & Whit3	E(b)
	15	Hopmarket Flowers	A1	15	Hopmarket Flowers	E(a)
	16	VACANT	A1	16	VACANT	E(a)
	17	McDonalds	A3	17	McDonalds	E(b)
	18	Poppins	A3	18	Poppins	E(b)
	19	VACANT	A3	19	VACANT	E(b)
<b>The Hop Market</b>	1	Make n' Mend	A1	1	Ink Vibez	SG
	2	Trimz Barber Shop	A1	2	Trimz Barber Shop	E
	3	Gate House Brides	A1	3	VACANT	E(a)
	4	Time to Eat	A3	4	Time to Eat	E(b)
	5	VACANT	A1	5	VACANT	E(a)
	6	VACANT	A1	6	VACANT	E(a)
	7	Make Up & Beauty Lounge	SG	7	Make Up & Beauty Lounge	SG
	8	Make Up & Beauty Lounge	SG	8	Make Up & Beauty Lounge	SG
	9	Make Up & Beauty Lounge	SG	9	Make Up & Beauty Lounge	SG
	10	La Dance	A1	10	La Dance	E(a)
	11	Rainbow Cloud	A1	11	VACANT	E(a)
	11a	Citizens Advice Bureau	A2	11a	Citizens Advice Bureau	E
	12	VACANT	A1	12	Gemma O'Sullivan's Wellbeing	E(a)
	13	JOY	A1	13	JOY	E(a)
	14	VACANT	A1	14	Aesthetics by Sian	E
	15	Just Leather	A1	15	Just Leather	E(a)
	16	Express Cuts	A1	16	Express Cuts	E
	17	VACANT	A1	17	VACANT	E(a)
	18	Hopmarket Trophies	A1	18	Hopmarket Trophies	E(a)
	19	Kitchen Doors & Worktops	A1	19	Kitchen Doors & Worktops	E(a)
	20	Hopmarket Wools	A1	20	Hopmarket Wools	E(a)
21	Our Taste of Portugal	A3	21	Our Taste of Portugal	E(b)	

<b>Mealcheapen Street (South Side)</b>	1	Timpson	A1	1	Timpson	E(a)
	2	Jessicas	A1	2	Jessicas	E(a)
	3	F. Durrant & Son	A1	3	F. Durrant & Son	E(a)
	4	Birch Hill Dog Rescue	A1	4	Birch Hill Dog Rescue	E(a)
	5	Grape Tree	A1	5	Grape Tree	E(a)
	6	Dominic Tunnell	A1	6	Dominic Tunnell	E(a)
	7	St Richards Hospice	A1	7	St Richards Hospice	E(a)
	8	Hair	A1	8	Hair	E(a)
	9a	VACANT	A1	9a	VACANT	E(a)
	9b	Sassy Boutique	A1	9b	Sassy Boutique	E(a)
10	Age UK	A1	10	Age UK	E(a)	

	11	Warmans	A1	11	Warmans	E(a)	
	12	ESCAPE	A1	12	ESCAPE	E(a)	
<b>Mealcheapen Street (North Side)</b>	13	Royal Exchange	A4	13	Royal Exchange	SG	
	14	Shuropody	A1	14	Shuropody	E(a)	
	15	Barnardo's	A1	15	Barnardo's	E(a)	
	16	Sense	A1	16	Sense	E(a)	
	17	Acorns	A1	17	Acorns	E(a)	
	18	Blue Cross	A1	18	Blue Cross	E(a)	
	19	Kidz Baby Shop	A1	19	Kidz Baby Shop	E(a)	
	20	Clockwatchers	A3	20	Clockwatchers	E(b)	
	21	Oxfam	A1	21	Oxfam	E(a)	
	22 & 23	Holland & Barrett	A1	22 & 23	Holland & Barrett	E(a)	
	24	TSB	A2	24	TSB	E(c)(i)	
	<b>The Avenue</b>	1	Friberg and Partners		1	VACANT	E(c)(i)
		2-3	JPM & Hayward Wright	A2	2-3	JPM & Hayward Wright	E(c)(i)
4		Tyresoft Ltd	B1	4	Tyresoft Ltd	E(g)(i)	
<b>The Corn Market</b>	1	Acanthus	A1	1	Acanthus	E(a)	
	2	Be the Change	A3	2	Be the Change	E(b)	
	3	Goodlife	A1	3	Goodlife	E(a)	
	4	Kent's	A1	4	Kent's	E(a)	
	5	Worcester Hearing Centre	A1	5	Worcester Hearing Centre	E(a)	
	6 to 9	Worcester Furniture Exhibition Centre	A1	6 to 9	Worcester Furniture Exhibition Centre	E(a)	
	10	Steam	A3	10	Mobile Fix It	E(a)	
	10a	Actons	A1	10a	Actons	E(a)	
<b>Queen Street</b>	Trinity House	Aladdin's Cave	A1	Trinity House	Aladdin's Cave	E(a)	
	1	VACANT	A1	1	VACANT	E(a)	
	2a	LMPQ	D1	2a	LMPQ	E	
	2	LMPQ	A1	2	LMPQ	E	
	12	VACANT	A4	12	VACANT	SG	
16	The Best Connection	A2	16	The Best Connection	E		
<b>Reindeer Court</b>	3 & 4	Iapetus	A1	3 & 4	VACANT	E(a)	
	5	VACANT	A1	5	VACANT	E(a)	
	6	WGC	A1	6	WGC	E(a)	
	10	VACANT	A1	10	VACANT	E(a)	
	11	Fuel	A1	11	Fuel	E(a)	
	12	VACANT	A1	12	VACANT	E(a)	
	13	VACANT	A1	13	VACANT	E(a)	
	14	Hanger Café	A3	14	Hanger Café	E(b)	
	15 to 17	Elgar's Coffee Shop	A3	15 to 17	Elgar's Coffee Shop	E(b)	
	18	VACANT	A1	18	VACANT	E(a)	
	19	VACANT	A1	19	VACANT	E(a)	
	20	VACANT	A1	20	VACANT	E(a)	

	21	Rocklobster jewellery	A1	21	VACANT	E(a)
	21a	VACANT	A1	21a	VACANT	E(a)
	22	VACANT	A1	22	VACANT	E(a)
	22a	Camo	A1	22a	Camo	E(a)
	23	Embrace Boutique	A1	23	Embrace Boutique	E(a)
	24	VACANT	A1	24	David Jon Hairdressing	E
	25	Rock Follies Vintage	A1	25	Rock Follies Vintage	E(a)
	26	Purple	A1	26	Bloom Hair	E
	27	VACANT	A1	27	Unnamed	E
	28	VACANT	A1	28	VACANT	E(a)
	29	VACANT	A1	29	Neighbourhood	E(a)
<b>Saint Nicholas Street</b>	1 & 3	Creams	A3	1 & 3	Creams	E(b)
	5 to 9	VACANT	A2	5 to 9	VACANT	E
	11 & 13	VACANT	A4	11 & 13	VACANT	SG
	Haswell House Unit 1-2	VACANT	A1	Haswell House Unit 1-2	VACANT	E(a)
	Haswell House Unit 3-4	ADECCO	A2	Haswell House Unit 3-4	ADECCO	E(c)(i)
	Haswell House Unit 5	Step by Step	A2	Haswell House Unit 5	Step by Step	E(c)(i)
	Haswell House Unit 6	VACANT	A1	Haswell House Unit 6	VACANT	E(a)
	35	The Imperial Tavern	A4	35	The Imperial Tavern	SG
	37	Salon Thirty-Seven	A1	37	Salon Thirty-Seven	E
	39	Trinity Gate Dental Care	D1	39	Trinity Gate Dental Care	E(e)
	41	AV Band	A1	41	AV Band	E(a)
	2 & 4	Caffe Bolero	A1	2 & 4	Caffe Bolero	E(a)
	6 & 8	O'Neill's	A4	6 & 8	O'Neill's	SG

<b>Saint Swithins Street</b>	2	Timpson	A1	2	Timpson	E(a)
	3	Simply Beautiful	SG	3	Simply Beautiful	SG
	6	VACANT	A1	6	Impasto	E(a)
	7	Brauchli	A1	7	Brauchli	E(a)
	8	Worcester City Cobbler	A1	8	Worcester City Cobbler	E(a)
	9	Inner City Vape	A1	9	Zana's Barber Shop	E
	10	Specs Express	A1	10	Spectrum Optica	E(a)
	11 & 12	Halifax	A2	11 & 12	Halifax	E(c)(i)
	13 & 14	St Richard's Hospice	A1	13 & 14	St Richard's Hospice	E(a)
	15	M & M Meats	A1	15	M & M Meats	E(a)
	16	Headway	A1	16	Headway	E(a)
	17	Scope	A1	17	Scope	E(a)
<b>The Trinity</b>	3	House of Glow	SG	3	House of Glow	SG
	4	VACANT	A1	4	VACANT	E(a)
	5	Gems	A1	5	Gems	E(a)
		Salvation Army	D2		Salvation Army	F1
<b>Trinity Passage</b>		VACANT	A1		VACANT	E(a)
	Old Bridge House	Elegant Beauty	SG	Old Bridge House	Elegant Beauty	SG
<b>Trinity Street</b>	The History Centre	VACANT	D2	The History Centre	Worcester City Council	E(g)(i)
	Queen Elizabeth House	Worcester City Council	B1	Queen Elizabeth House	Worcester City Council	E(g)(i)
	2	Worcester War Games	A1	2	Worcester War Games	E(a)
	2a	Circle of Swords	SG	2a	Circle of Swords	SG
	4	Perfect Defect	A1	4	Perfect Defect	E(a)
	7	The Cabin	A1	7	The Cabin	E(a)
	9	WOW	A1	9	WOW	E(a)
	11	Betfred	A2	11	Betfred	SG
	Trinity Salon	Aphrodite	A1	Trinity Salon	Aphrodite	E
Church House	Bushwackers	A4	Church House	Bushwackers	SG	
<b>Bank Street</b>	4	Hazelton Mountford	A2	4	Hazelton Mountford	E(a)
	6a	Enigma Hair Design	A1	6a	Enigma Hair Design	E
	6b	The Taste	A5	6b	The Tasty Takeaway	SG

<b>Chapel Walk (West Side)</b>	20	Retro Sign Co	A1	20	Retro Sign Co	E(a)
	21	Monkee Business	A1	21	Monkee Business	E(a)
	22	Purple	A1	22	Purple	E(a)
	23	TUI	A2	23	TUI	E
	24	House of Fraser	A1	24	House of Fraser	E(a)
	25	Phase Eight	A1	25	Phase Eight	E(a)
	26	Oasis	A1	26	VACANT	E(a)
	27	Wildwood	A3	27	Wildwood	E(b)
	28	Cookie Dough	A3	28	Cookie Dough	E(b)
	29 & 30	Primark	A1	29 & 30	Primark	E(a)
	32	Ian Quartermaine	A1	32	Ian Quartermaine	E(a)
	33	Euro Exchange	A2	33	Euro Exchange	E
<b>Chapel Walk (East Side)</b>	17	Turkish Barbers	A1	17	Turkish Barbers	E
	16	Glam Beau	A1	16	Glam Beau	E(a)
	15b	Ganesha	A1	15b	Ganesha	E(a)
	15a	The Perfume Shop	A1	15a	The Perfume Shop	E(a)
	14	VACANT	A1	14	Roman	E(a)
	13	Jo Jo Maman Bebe	A1	13	Jo Jo Maman Bebe	E(a)
	12	VACANT	A1	12	War Hammer	E(a)
	8 & 9	Bill's	A3	8 & 9	Bill's	E(b)
	6 & 7	VACANT	A3	6 & 7	Anatolian Palace	E(b)
	5	Gourmet Burger Kitchen	A3	5	VACANT	E(b)
	4	The Body Shop	A1	4	The Body Shop	E(a)
	3B	Claire's	A1	3B	Claire's	E(a)
	3A	Smiggle	A1	3A	Smiggle	E(a)
	2	Cornucopia	A1	2	Cornucopia	E(a)
1	Flowers of Worcester	A1	1	Flowers of Worcester	E(a)	
<b>Church Street</b>	3	Housewives Choice	A1	3	Housewives Choice	E(a)
<b>City Arcade</b>	1	Co-operative Travel	A1	1	Co-operative Travel	E(a)
	4	Waterstones	A1	4	Waterstones	E(a)
	5	CEX	A1	5	CEX	E(a)
	6	VACANT	A3	6	Auntie Em's Tea Room	E(b)
<b>Copenhagen Street</b>	1	Keystones	A4	1	Keystones	SG
	5	Sub Studio	A1	5	Sub Studio	E(a)
	7	Oil Basin	A4	7	Oil Basin	SG
	9 & 10	Tripel B Belgium Beer café	A3	9 & 10	Tripel B Belgium Beer café	E(b)
	11	Journey	A1	11	Journey	E(a)
<b>Deansway</b>	5	Harrison Clark	A2	5	Harrison Clark	E



	16&20	Elgar School of Music	D1	16&20	Elgar School of Music	
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<b>Fish Street</b>	3	Worcester Tattoo Studio	SG	3	Worcester Tattoo Studio	SG
	5	Ruby		5	Pure Hair	E
	9	Farriers Arms	A4	9	Farriers Arms	SG
	23	The Plough	A4	23	The Plough	SG
<b>High Street (East side)/Cathedral Square</b>	Unit A3-0	Ask Italian	A3	Unit A3-0	Ask Italian	E(b)
	Unit A3-1	Five Guys	A3	Unit A3-1	Five Guys	E(b)
	3	Fitness 4 Less	D2	3	Fitness 4 Less	
	Unit A3-2	Starbucks	A3	Unit A3-2	Starbucks	E(b)
	Unit A3-3	Miller & Carter (1 <sup>st</sup> Floor)	A3	Unit A3-3	Miller & Carter (1 <sup>st</sup> Floor)	E(b)
	Unit A3-4	VACANT (1 <sup>st</sup> Floor)	A3	Unit A3-4	VACANT (1 <sup>st</sup> Floor)	E(b)
	Unit A3-5	Cosy Club (1 <sup>st</sup> Floor)	A3	Unit A3-5	Cosy Club (1 <sup>st</sup> Floor)	E(b)
	Unit A3-6/7	Q Panda (1 <sup>st</sup> Floor)	A3	Unit A3-6/7	VACANT (1 <sup>st</sup> Floor)	E(b)
	Unit A3-8	All Bar One	A3	Unit A3-8	All Bar One	E(b)
	Unit A3-9	YO! Sushi	A3	Unit A3-9	YO! Sushi	E(b)
	9	H&M	A1	9	H&M	E(a)
	10	Next	A1	10	Next	E(a)
	11	DW Sports Store	A1	11	VACANT	E(a)
	15	Wilko	A1	15	Wilko	E(a)
	19	Topman Topshop	A1	19	VACANT	E(a)
	20	White Stuff	A1	20	White Stuff	E(a)
	21	Hotel Chocolat	A1	21	Hotel Chocolat	E(a)
	25	Peplow	A1	25	Peplow	E(a)
	26	Hay's Travel	A1	26	VACANT	E(a)
	27	Pandora	A1	27	Pandora	E(a)
	28	Hotter	A1	28	House of Tweed	E(a)
	29	VACANT	A1	29	Fatlip	E(a)
	30	Clarks	A1	30	Clarks	E(a)
	31	Costa	A3	31	Costa	E(b)
	32 & 33	VACANT	A1	32 & 33	VACANT	E(a)
	34	Ann Summers	A1	34	Ann Summers	E(a)
	35 & 36	River Island	A1	35 & 36	River Island	E(a)
	39 & 41	Marks and Spencer	A1	39 & 41	Marks and Spencer	E(a)
	45	Fraser Hart	A1	45	Fraser Hart	E(a)
	46	VACANT	A1	46	VACANT	E(a)
	47	O2	A1	47	O2	E(a)
	48 & 50	TK Max	A1	48 & 50	TK Max	E(a)

	51	Paperchase	A1	51	Paperchase	E(a)
	54	Barclays	A2	54	Barclays	
	55 & 57	Superdrug	A1	55 & 57	Superdrug	E(a)
	58	Greggs	A1	58	Greggs	E(a)
<b>High Street (West side)</b>	61 & 62	Nationwide	A2	61 & 62	Nationwide	
	63	EE	A1	63	EE	E(a)
	64	VACANT	A1	64	VACANT	E(a)
	65	W H Smith	A1	65	W H Smith	E(a)
	67 & 71	Debenhams	A1	67 & 71	VACANT	E(a)
	72 & 74	Boots	A1	72 & 74	Boots	E(a)
	75	Office	A1	75	Office	E(a)
	76	VACANT	A1	76	VACANT	E(a)
	77	Accessorize	A1	77	Accessorize	E(a)
	78	Trailfinders	A1	78	Trailfinders	E(a)
	79 & 80	Carphone Warehouse	A1	79 & 80	VACANT	E(a)
	81 & 82	Clinton Cards	A1	81 & 82	Cardzone	E(a)
	83 & 84	H. Samuel	A1	83 & 84	H. Samuel	E(a)
	86 & 87	Two Seasons	A1	86 & 87	Two Seasons	E(a)
	88 & 89	VACANT	A1	88 & 89	VACANT	E(a)
	91	Tourist Information Centre	SG	91	Tourist Information Centre	SG
	92 & 93	Joules	A1	92 & 93	Joules	E(a)
	94	Moss Bros.	A1	94	Moss Bros.	E(a)
	95	Jack Wills	A1	95	Jack Wills	E(a)
	96	Fat Face	A1	96	Fat Face	E(a)
	97	Tiger	A1	97	Tiger	E(a)
	97a	Olde Sweet Shoppe	A1	97a	Olde Sweet Shoppe	E(a)
	98	Mallards of Worcester	A1	98	Mallards of Worcester	E(a)
	99A	Currency Exchange	A2	99A	Currency Exchange	E
	99 & 101	Cote Brassiere	A3	99 & 101	Cote Brassiere	E(b)
	102	Wicked Hair	A1	102	Wicked Hair	E(a)
103	LUSH	A1	103	LUSH	E(a)	
104	House of Coffee	A3	104	House of Coffee	E(b)	
105	Harrison Clark Rickerbys	A2	105	Harrison Clark Rickerbys	E	
106	Zizzi	A3	106	Zizzi	E(b)	
<b>Charles Street</b>	1	Chop Shop	A1	1	Chop Shop	E
	5	Wise Owl Toys	A1	5	Sassy Boutique	E(a)
	7	VACANT	A1	7	VACANT	E(a)
	2	Stephen John	A1	2	Stephen John	E(a)
	3	Computer Solutions	A1	3	Computer Solutions	E(a)
	3a	Gold Stich	A1	3a	Gold Stich	E(a)
	4	HQ Hair Design	A1	4	HQ Hair Design	E(a)
	6	ESPADA	A1	6	ESPADA	E(a)

<b>College Street</b>	1 to 3	Pizza Express	A3	1 to 3	Pizza Express	E(b)
	4 & 5	Knight Frank	A2	4 & 5	Knight Frank	E(c)(i)
	6	Inspiration	A1	6	Inspiration	E(a)
	7	Creative Hands 2	A1	7	Creative Hands 2	E(a)
	8 & 9	Worcester Cycle Centre	A1	8 & 9	Worcester Cycle Centre	E(a)
	10	Delightful Deserts	A1	10	Delightful Deserts	E
	10a	Games Workshop	A1	10a	VACANT	E(a)
	31	All About Me	SG	31	All About Me	SG
	33	Turkish Barbers	A1	33	Turkish Barbers	E
	35	VACANT	A3	35	VACANT	E(b)

<b>Friar Street East Side</b>	3	Taylor Bennett	A1	3	Taylor Bennett	E(a)
	5	Café Rouge	A3	5	VACANT	E(b)
	7 & 9	Classic Cuts	A1	7 & 9	Classic Cuts	E
	17	SWAN	A1	17	SWAN	E(a)
	19 & 21	SUGO	A3	19 & 21	Tortugas	E(b)
	23	Sarah Noomi	A1	23	VACANT	E(a)
	25	Twenty Five Boutique	A1	25	Twenty Five Boutique	E(a)
	25a	You	A1	25a	The Hairdresser	E(a)
	27a	Verve	A1	27a	Verve	E(a)
	27	Singapore Noodles	A1	27	Singapore Noodles	E(b)
	29	Singapore Noodles	A3	29	Singapore Noodles	E(b)
	31	The Cardinals Hat	A4	31	The Cardinals Hat	SG
	33	Emporio	A1	33	Emporio	E(a)
	35	In Situ	A1	35	In Situ	E(a)
	37	Pockets	A1	37	Pockets	E(a)
	39	Globe	A3	39	Globe	E(b)
	41	VACANT	A1	41	Trio	E
	43	G & Tea	A3	43	G & Tea	E(b)
	45	Infinity Beauty	SG	45	Infinity Beauty	SG
	47 & 57	Nando's	A3	47 & 57	Nando's	E(b)
59 & 67	Vue	D2	59 & 67	Vue	SG	
77	Subway	A1	77	Subway	E(a)	
79	Mail Boxes Etc	A1	79	Mail Boxes Etc	E(a)	
<b>Friar Street West Side</b>	2	The Eagle Vaults	A4	2	The Eagle Vaults	SG
	4	Sophie Wynn-Own	A1	4	Sophie Wynn-Own	E(a)
	6	VACANT	A1	6	VACANT	E(a)
	8	Jill Wheelock Lines Pearls and Fine Jewellery Ltd	A1	8	Jill Wheelock Lines Pearls and Fine Jewellery Ltd	E(a)
	10	Anja Potze	A1	10	Anja Potze	E(a)
	12	Friar Street Kitchen	A3	12	Friar Street Kitchen	E(b)
	14	National Trust	A1	14	National Trust	E(a)
	16	The Hat House	A1	16	The Hat House	E(a)
	18	Mark A. Linley	A1	18	Mark A. Linley	E(a)

	22	VACANT	A1	22	VACANT	E(a)
	24	Blow Your Top	A1	24	Blow Your Top	E
	26 to32	Thai Gallery	A3	26 to32	Thai Gallery	E(b)
	34 & 36	The Conservatory	A3	34 & 36	The Conservatory	E(b)
	38 & 42	Tudor House	D1	38 & 42	Tudor House	F1
	44	Mac and Jac's	A1	44	Meeting Place Café	E
	46	Perfections	A1	46	Perfections	E(a)
	48	Un-named	A1	48	Mead P Hairsmith	E
	50	Chung Ying Garden	A3	50	Chung Ying Garden	E(b)
	52	Spoon	A1	52	Spirits of Worcester	E(a)
	54	VACANT	A1	54	Guilt Trip Coffee	E(a)
		Ye Olde Talbot	A4		Ye Olde Talbot	SG
<b>Market Hall</b>	1	Vida	A1	1	Vida	E(a)
	2	Syd Smith and Son	A1	2	Syd Smith and Son	E(a)
	3	Cheese to Please	A1	3	Cheese to Please	E(a)
	4	VACANT	A1	4	Jewellery Shop Workshop	E(a)
	5	Rich and Gemma	A1	5	Rich and Gemma	E(a)
	6	Pack It In	A1	6	Pack It In	E(a)
	7		A1	7		E(a)
	8&9		A1	8&9		E(a)
	10 & 11	Urban Prints	SG	10 & 11	Urban Prints	SG
	12	House of Haby	A1	12	House of Haby	E(a)
<b>New Street</b>	1	Blushes	A1	1	Blushes	E(a)
	2	Retroids	SG	2	Retroids	SG
	3	Karma Shack	A1	3	Karma Shack	E(a)
	4 & 5	Sin	A4	4 & 5	Sin	SG
	6 to 8	Papa's Caffé	A3	6 to 8	Papa's Caffé	E(b)
	9a	Looking Sharp	A1	9a	Looking Sharp	E(a)
	9	Courtney Asquith	A1	9	Courtney Asquith	E(a)
	10	The Kings Gallery	A1	10	The Kings Gallery	E(a)
	15	Saffrons	A3	15	Saffrons	E(b)
	16a	Scoffs	A1	16a	Scoffs	E(a)
	16	VACANT	A1	16	VACANT	E(a)
	19	Strands	A1	19	Strands	E(a)
	20	Peel & Adams	A1	20	Peel & Adams	E(a)
	21 to 24	Bottles	A4	21 to 24	Bottles	SG
	25	The Pheasant	A4	25	The Old Pheasant	SG
	26	Cranes Music	A1	26	Cranes Music	E(a)
	27	Clip Joint	A1	27	Clip Joint	E(a)
	28	Swan with Two Nicks	A4	28	Swan with Two Nicks	SG
	29	King Charles House	A4	29	King Charles House	SG
	30	House of Dogs	SG	30	Bleeding Canvas Tattoos	SG
Greenwoods Chartered Surveyors		A2	Greenwoods Chartered Surveyors		E(c)(i)	
31 & 32	Schooltogs	A1	31 & 32	Schooltogs	E(a)	

36	Alexanders	A4	36	Alexanders	SG
38	The Brick Room	A4	38	The Brick Room	SG
39	Archetti	A1	39	Archetti	E(a)
40 & 41	Pan Pizza	A5	40 & 41	Pan Pizza	SG
42	The Beauty Centre	SG	42	The Beauty Centre	SG
44 & 45	Exchange and Smart	A1	44 & 45	Exchange and Smart	E(a)
46	The Old Greyhound	A4	46	The Old Greyhound	SG
47	Beautiful Flowers	A1	47	Beautiful Flowers	E(a)
49	Mark Edwards	D1	49	Mark Edwards	
50	VACANT	A1	50	Worcester Learning Zone	
51	Chesters	A3	51	Chesters	E(b)
53	Chocolate Deli	A1	53	Chocolate Deli	E(a)

<b>Pump Street</b>	4 & 6	Coffee 1	A3	4 & 6	Coffee 1	E(b)
	8	London Camera Exchange	A1	8	London Camera Exchange	E(a)
	10	VACANT	A1	10	VACANT	E(a)
	12	VACANT	A1	12	VACANT	E(a)
	14	Roman	A1	14	VACANT	E(a)
	18	Fragrance House	A1	18	Fragrance House	E(a)
	20	Cash Converters	A1	20	Cash Converters	E(a)
	22	Umberto Gianni	A1	22	Umberto Gianni	E(a)
	3	Francis & Wills	A1	3	Francis & Wills	E(a)
	3a	Ping an	A3	3a	Ping an	E(b)
	5	Apparicio	A1	5	Apparicio	E(a)
	7	Hop Lords	A4	7	Hop Lords	SG
	9 to 13	Spec Savers	A1	9 to 13	Spec Savers	E(a)
	15	Jingo	A1	15	Jingo	E(a)
	17	Shakeaway	A1	17	Shakeaway	E(a)
	19 & 21	VACANT	A1	19 & 21	VACANT	E(a)
	23 to 29	British Heart Foundation	A1	23 to 29	British Heart Foundation	E(a)
31	E-Cigarette Direct	A1	31	E-Cigarette Direct	E(a)	
<b>The Shambles</b>	1 & 2	Argos	A1	1 & 2	Argos	E(a)
	3-6	TK Maxx	A1	3-6	TK Maxx	E(a)
	7 & 8	Blacks	A1	7 & 8	Blacks	E(a)
	9	Cash Fast	A1	9	Fast Cash	E(a)
	10	Greggs	A1	10	Greggs	E(a)
	11	Vodafone	A1	11	Vodafone	E(a)
	16	The Entertainer	A1	16	The Entertainer	E(a)
	17 & 18	Pavers	A1	17 & 18	Pavers	E(a)
	19	Savers	A1	19	Savers	E(a)
	20	Hot House	A1	20	Hot House	E(a)
	21	Natural Healing	A1	21	Natural Healing	E(a)
	22	Amplifon	A1	22	Amplifon	E(a)
	25 & 26	Hallowood	A1	25 & 26	Hallowood	E(a)

27	Quarter Jewellery	A1	27	Quarter Jewellery	E(a)
28 & 29	Poundland	A1	28 & 29	VACANT	E(a)
29a	Fone Revive	A1	29a	Fone Revive	E(a)
30	Caffe Nero	A3	30	Caffe Nero	E(b)
31	Celly's	A1	31	Celly's	E(a)
32	Fone Zone	A1	32	Fone Zone	E(a)
33	The Mobile Doctor	A1	33	The Mobile Doctor	E(a)
34-35	Marks and Spencer	A1	34-35	Marks and Spencer	E(a)
36	The Zip Yard	A1	36	The Zip Yard	E(a)
37	Ian Quartermaine	A1	37	Ian Quartermaine	E(a)
39	VACANT	A1	39	VACANT	E(a)
40	VACANT	A1	40	Fone Emporium	E(a)
41	Card Factory	A1	41	Card Factory	E(a)
42	VACANT	A1	42	VPZ	E(a)
43	Photo Expert	A1	43	Photo Expert	E(a)
44 & 45	Trespass	A1	44 & 45	Trespass	E(a)
46	JD Sports	A1	46	JD Sports	E(a)
47 & 48	Card Stop	A1	47 & 48	Card Stop	E(a)
49	Revital	A1	49	Revital	E(a)
50	Ecco	A1	50	Robin Elt Shoes	E(a)
51	J&K Barber	A1	51	J&K Barber	E(a)
52	Thorntons	A1	52	VACANT	E(a)

## **Schedule Two: St John's District Shopping Centre**

Between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 nine units within St John's District Shopping Centre became vacant (four in 2019/20) and 5 units secured a new tenant (nine in 2019/20) as at 31<sup>st</sup> July 2021 compared to 11 in June 2020

See tables 9 to 10 below for a full breakdown of the number and uses of units.

### **Table 9: St John's District Shopping Centre Ground Floor Uses Summary.**

**Vacant for more than 1 year: 7 (7.86%)**

**New Occupier: 7**

**Vacant to occupied: 4**

**Occupied to Vacant: 2**

<b>Use Class</b>	<b>Total number of Units</b>	<b>Total Vacant Units</b>	<b>Percentage of all units</b>
<b>E</b>	<b>65</b>	<b>6</b>	<b>73.03%</b>
<b>F1</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>F2</b>	<b>1</b>	<b>0</b>	<b>1.12%</b>
<b>Sui Generis</b>	<b>23</b>	<b>3</b>	<b>25.84%</b>
<b>C1</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Total</b>	<b>89</b>	<b>9</b>	

**Table 10: St John's District Shopping Centre Ground Floor Occupiers.**

2020				2021		
Street	Property	Occupier	Use	Property	Occupier	Use
<b>St Johns South side</b>	1	VACANT	A1	1	VACANT	E
	1b	Golden Jades	A1	1b	Golden Fades Barber Shop	E
	1a	Scott a Tattoo	SG	1a	Scott a Tattoo	SG
	3	Shimla Kebab and Grill	A5	3	Shimla Kebab and Grill	SG
	5	Firework Place and Dye Hard UK	A1	5	Firework Place and Dye Hard UK	E(a)
	5a	Dehli-6	A3	5a	The Himalayan Lounge	E(b)
	7	St Richard's Hospice	A1	7	St Richard's Hospice	E(a)
	9	H. Dayus	A1	9	H. Dayus	E
	11	RSPCA	A1	11	VACANT	E(a)
	11a	VACANT	A5	11a	VACANT	SG
	15 - 17	Platinum Property Agents	A2	15 - 17	Platinum Property Agents	E(c)(i)
	19	The Tanning Studio & Nail Bar	SG	19	Nail Lounge	SG
	19a	Beanies Coffee House	A3	19a	Beanies Coffee House	E(b)
	21	William Hill	A2	21	William Hill	SG
	23	The Property Centre	A2	23	The Property Centre	E(c)(ii)
	27	Newmans Florist	A1	27	Newmans Florists	E(a)
	29	I.J. Narraway's	A1	29	I.J. Narraway's	E(a)
	31	Gardiner Fosh	A2	31	Gardiner Fosh	E(c)(i)
	33	Big Bills	A3	33	Big Bills	E(b)
	35	The Bell	A4	35	The Bell	SG
	37-39	Daisychain Benevolent Fund	A1	37-39	Daisychain Benevolent Fund	E(a)
	41	VACANT	A3	41	Lee Lounge	E(b)
	41a	Hing Tai	A5	41a	Hing Tai	SG
	43 to 49 Alfred Taylor House	Bull Baiters	A4	43 to 49 Alfred Taylor House	Bull Baiters	SG
	51	VACANT	A1	51	Worcester Smart Tec	E(a)
	53	Worcester Dance Shoes	A1	53	Worcester Dance Shoes	E(a)



	55	Trina Johnson	A1	55	Trina Johnson	E(a)
	57	Computer & Laptop Repair Centre	A1	57	Worcester Property Finders	E
	59 - 61	Cats Protection	A1	59 - 61	Cats Protection	E(a)
	63	LDC Kitchens	A1	63	LDC Kitchens	E(a)
	65	The Fortune House	A5	65	The Fortune House	SG
	67	VACANT	A1	67	VACANT	E(a)
	69a	ANAZ	A5	69a	ANAZ	SG
	69	VACANT	A5	69	M and L Fish and Chips	SG
	71 to 75	St Johns Windows Centre	A1	71 to 75	St Johns Windows Centre	E(a)
	81/83	VACANT	A4	81/83	VACANT	SG
	85	First Paige	A1	85	First Paige	E(a)
	87	Fox & Hounds	SG	87	VACANT	SG
<b>St Johns North side</b>	2	Beauty by Tabitha	SG	2	Beauty by Tabitha	SG
	4	Bull Ring Chippy	A5	4	Bull Ring Chippy	SG
	8 to 12	Co-op	A1	8 to 12	Co-op	E
	14	St John's Shoe Repairs	A1	14	St John's Shoe Repairs	E(a)
	16	MjT Hairdressing	A1	16	MjT Hairdressing	E(a)
	18 - 20	D.L. Ogle Ltd	A1	18 - 20	D.L. Ogle Ltd	E(a)
	22	VACANT	A4	22	Homstead Tattoos	SG
	24	St Johns Carpets	A1	24	St Johns Carpets	E(a)
	26/28	VACANT	A1	26/28	VACANT	E(a)
	30	Advape	A1	30	Advape	E(a)
	32	Daisychain Benevolent Fund	A1	32	Daisychain Benevolent Fund	E(a)
	34	D&D Nails	SG	34	D&D Nails	SG
	38	Geoffrey A Roberts	A1	38	Geoffrey A Roberts	
	40	Colston Bakeries	A1	40	Colston Bakeries	E(a)
	46	European Mini Mart	A1	46	European Mini Mart	E(a)
	48	Hairport	A1	48	Hairport	E
	50	Subway	A1	50	Subway	E(a)
	52	VACANT	A1	52	Teme Spirit	E(a)
	54	Barbertown	A1	54	Barbertown	E(a)

	56	PASHA	A3	56	PASHA	E(b)
	58	Très Chic	A1	58	Très Chic	E(a)
<b>Henwick Road</b>	4	VACANT	D2	4	VACANT	E
	6	Kitchen World	A1	6	VACANT	E(a)
<b>Bromyard Road</b>	2 to 6	Parkinson Wright	A2	2 to 6	Parkinson Wright	E
	1	Oasis Dental Care	D1	1	Oasis Dental Care	E(e)
<b>Bromyard Terrace</b>	37	VACANT	A1	37	Lannies Hair and Beauty	E
	39-43	Spice Cuisine	A3	39-43	Spice Cuisine	E(b)
<b>BULL RING</b>	1	Bull Ring Dental Practice/ Cameron-Mitchell Osteopaths	D1	1	Bull Ring Dental Practice/ Cameron-Mitchell Osteopaths	E(e)
	4	VACANT	A4	4	The Bush Inn	SG
	6	Wokstar	A5	6	Wokstar	SG
	8	Papa John's Pizza	A5	8	Papa John's Pizza	SG
<b>New Road</b>	WR2 4BL	Lloyds Bank	A2	WR2 4BL	Lloyds Bank	E(c) (i)
<b>King Charles Place</b>	1	British Red Cross	A1	1	British Red Cross	E(a)
	2	Mary B's Craft and Gift Shop	A1	2	Mary B's Craft and Gift Shop	E(a)
	3	Studio 5	A1	3	Studio 5	E
	4	CAMO	A1	4	CAMO	E
	5	Quirky Berties Emporium	A1	5	Revamp Art and Home Style	E(a)
	6	Quirky Berties Emporium	A1	6	Revamp Art and Home Style	E(a)
	7	Radfield Home Care	A2	7	Radfield Home Care	E(c)
	8	Post Office	A1	8	Post Office	E(a)
	9	The Birders Store	A1	9	The Birders Store	E(a)
<b>Malvern Road</b>	1	AV Band	A2	1	AV Band	E
	5	Yorkshire Building Society	A2	5	Yorkshire Building Society	E(c)
	7	Suckling Waddington and Partners	A2	7	Suckling Waddington and Partners	E(c)
	9	Duffy Regan and Co	A2	9	Duffy Regan and Co	E(c)
	11	St John's Dental Practice	D1	11	St John's Dental Practice	E(e)

<b>Bransford Road</b>	WR2 4EW	Chevron Motors	SG	WR2 4EW	Chevron Motors	SG
<b>Swanpool Walk</b>		St Johns Youth Centre Youth Centre	D1		St Johns Youth Centre Youth Centre	F2
		Incredible India Indian Takeaway	A5		Incredible India Indian Takeaway	SG
		Sa Aquatics & Reptiles Pet Shop	A1		Aquatics & Reptiles Pet Shop	E(a )
		Sainsbury Supermarket	A1		Sainsbury Supermarket	E

### **Schedule Three: Local Shopping Centres**

Within the four Local Shopping Centres (Ankerage Green, Barbourne, Cranham Drive and St Peter's) there are 66 retail units. In July 2021 there were 2 vacant retail units in the Neighbourhood Shopping Centres, compared to 3 in July 2020.

See tables 11 to 12 below for a full breakdown of the number and uses of units.

#### **Table 11: Local Shopping Centres Ground Floor Uses Summary.**

**Vacant for more than 1 year: 1 (1.5%)**

**New Occupier: 6**

**Vacant to occupied: 2**

**Occupied to Vacant: 1 (1.5%)**

<b>Use Class</b>	<b>Total number of Units</b>	<b>Total Vacant Units</b>	<b>Percentage of all units</b>
<b>E</b>	<b>46</b>	<b>2</b>	<b>69.7%</b>
<b>F1</b>	<b>1</b>	<b>0</b>	<b>1.5%</b>
<b>F2</b>	<b>2</b>	<b>0</b>	<b>3%</b>
<b>Sui Generis</b>	<b>17</b>	<b>0</b>	<b>25.7</b>
<b>C1</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Total</b>	<b>66</b>	<b>2</b>	

**Table 12: Local Shopping Centres Ground Floor Occupiers.**

2020				2021		
Street	Property	Occupier	Use	Property	Occupier	Use
<b>Ankerage Green</b>	1	Happy Lands	D1	1	Happy Lands	E(f)
	2	My Dentist	D1	2	My Dentist	E(e)
	3	Connells	A2	3	Connells	E(c)(ii)
	4	Serene	A1	4	Serene	E
	5	Costcutter & Post Office	A1	5	Costcutter & Post Office	E(a)
	6	Lyppard Fryer	A5	6	Lyppard Fryer	SG
	7	Wok 'n' Roll	A5	7	Wok 'n' Roll	SG
	A	Lyppard Grange Hub	D2	A	Lyppard Grange Hub	F2(b)
	B	Lyppard Grange Medical Centre	D1	B	Lyppard Grange Medical Centre	E(e)
	C	Lyppard Grange	A4	C	Lyppard Grange	SG
<b>Mill wood Drive</b>		Tesco	A1		Tesco	E
<b>Barbourne Road</b>	31a	Jack's Shack	SG	31a	Jack's Shack	SG
	31b	Worcester Weight Loss Centre	A1	31b	Worcester Weight Loss Centre	E
	31c	MERAKI Therapy Room	SG	31c	Eat Greek	SG
	33	The Snip Joint	A1	33	The Snip Joint	E
	35	UK Pianos	A1	35	Mean Curls Aesthetics	E
	37 & 39	VACANT	SG	37 & 39	Katies K9's	SG
	39a	Barbourne Chiropody Clinic	D1	39a	City Barbers	E
	41 & 43	Northwood	A2	41 & 43	Northwood	E(c)(ii)
	45	Barbourne Bicycles	A1	45	Barbourne Bicycles	E(a)
	47	47 Barbourne Cycles	A1	47	Charlie Parker	E
	49 & 51	Elgar Cycles	A1	49 & 51	Elgar Cycles	E(a)
	53	Kip McGrath Education Centre	D1	53	Kip McGrath Education Centre	F1

<b>St Georges Square</b>	55	Cherry Dry Cleaners	A1	55	Cherry Dry Cleaners	E(a)
	59 to 63	Nisa Local	A1	59 to 63	Nisa Local	E
	65	Passion Flowers	A1	65	Passion Flowers	E(a)
	67	Chicago's	A5	67	Chicago's	SG
	69	VACANT	A1	69	VACANT	E
	71	The Lemon Tart	A3	71	The Lemon Tart	E(b)
	73	Centre for resolution	A2	73	Centre for Resolution	E(c)
	75	Sunny Spells	SG	75	Sunny Spells	SG
	77 & 79	The Wash House Euronics	A1	77 & 79	The Wash House Euronics	E(a)
	46 & 48	Sainsburys Local	A1	46 & 48	Sainsburys Local	E(a)
	50	Treasure Trove	A1	50	Treasure Trove	E(a)
	52	Nic Spronson	A1	52	Nic Spronson	E(a)
	54 & 56	Jackson Family	A1	54 & 56	Jackson Family	E(a)
	58	Denora Worcester	D1	58	Denora Worcester	E
	60	Merlin Financial Services	A2	60	Merlin Financial Services	E(c)(i)
	62	Lee Newtown Financial Services	A2	62	Lee Newtown Financial Services	E(c)(i)
	64	Bellamy's	A1	64	Bellamy's	E
	66	Nulom Hair Salon	A1	66	Nulom Hair Salon	E
	78	The Swan Inn	A4	78	The Swan Inn	SG
	31	Nicol & Co	A2	31	Nicol & Co	E(c)(i)
<b>Cranham Drive</b>	2	The Glovers Needle	A4	2	The Glovers Needle	SG
	4a	Spar	A1	4a	Spar	E(a)
	6	Warndon Fryer	A5	6	Warndon Fryer	SG
	8 & 10	Nisa Local	A1	8 & 10	Nisa Local	E(a)
	12	Ma Bakery	A1	12	Ma Bakery	E(a)
	14	ENGIE Site Office	B1	14	VACANT	E
	16	Suzanne Preece	A1	16	Suzanne Preece	E
	18	William Hill	A2	18	William Hill	SG
	20 & 22	Giles Pharmacy	A1	20 & 22	Avicenna Pharmacy	

	24	Age UK	A1	24	Age UK	E(a)
	26	West Mercia Constabulary	D1	26	West Mercia Constabulary	SG
	28	Pizza Allegro	A5	28	Pizza Allegro	SG

<b>St Peters Drive</b>		Tesco	A1		Tesco	E(a)
	1	Priory	SG	1	Priory	SG
	2	Acorns	A1	2	Acorns	E(a)
	3	Lloyds Pharmacy	A1	3	Lloyds Pharmacy	E
	4	NHS (St Peters Surgery)	D1	4	NHS (St Peters Surgery)	E(e)
	5	NV Hair and Beauty	A1	5	NV Hair and Beauty	E
	6	St Peters Parish Council	D2	6	St Peters Parish Council	F2
	2	Abbotsbury Court Dental Practise	D1	2	Abbotsbury Court Dental Practise	E(e)
	4	St Peters Fish Bar	A5	4	St Peters Fish Bar	SG
	6	Chee Wei	A5	6	Chee Wei	SG
	8	One Stop	A1	8	One Stop	E(a)

## **Schedule Four: Neighbourhood Shopping Centres**

Within the 14 Neighbourhood Shopping Centres (Ambleside Drive, Bath Road, Brickfields, Brindley Road, Canada Way, Derwent Close, Dines Green, Kilbury Drive, London Road, Monarch Drive, Northwick, Rainbow Hill, Rose Avenue, and Ronkswood) there are 133 retail units.

In July 2021 there were 22 vacant retail units in the Neighbourhood Shopping Centres (20 in April 2020, 18 in June 2019, 17 in July 2018)

See tables 13 to 14 below for a full breakdown of the number and uses of units.

### **Table 13: Neighbourhood Shopping Centres Ground Floor Uses Summary.**

**Vacant for more than 1 year: 13 (9.77%)**

**New Occupier: 8**

**Vacant to occupied: 7**

**Occupied to Vacant: 9**

<b>Use Class</b>	<b>Total number of Units</b>	<b>Total Vacant Units</b>	<b>Percentage of all units</b>
<b>E</b>	<b>89</b>	<b>16</b>	<b>66.9%</b>
<b>F1</b>	<b>1</b>	<b>0</b>	<b>0.0075%</b>
<b>F2</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Sui Generis</b>	<b>42</b>	<b>6</b>	<b>31.57%</b>
<b>C1</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>B2</b>	<b>1</b>	<b>0</b>	<b>0.0075%</b>
<b>Total</b>	<b>133</b>	<b>22</b>	



**Table 14: Neighbourhood Shopping Centres Ground Floor Occupiers.**

		2020		2021		
Street	Property	Occupier	Use	Property	Occupier	Use
<b>Ambleside Drive</b>	55	Tanning Lounge	SG	55	Tanning Cabin	SG
	57	Ambleside News	A1	57	Ambleside News	E(a)
	59	AGE Concern	A1	59	AGE Concern	E(a)
	61	CORAL	A2	61	CORAL	SG
	63	VACANT	A5	63	Ambleside Fish Bar	SG
	75	VACANT	A1	75	VACANT	E(a)
	75a	Domino's Pizza	A5	75a	Domino's Pizza	SG
	29	Co-Operative	A1	29	Co-Operative	
	VACANT	A1	29a	VACANT	E(a)	
<b>Astwood Road</b>	16 & 18	VACANT	A1	16 & 18	Kitty's Nearly new	E(a)
	24	Rainbow Hill Chippy	A5	24	Rainbow Hill Chippy	SG
	26	Brownz Beautique	A1	26	Brownz Beautique	E(a)
	28	BITS 'n' PCs	A1	28	BITS 'n' PCs	E(a)
	30	Lacewings	A1	30	VACANT	E(a)
	32	Holistic Hair	A1	32	Holistic Hair	E
	34	Elevation Hair	A1	34	Elevation Hair	E
	36	CAS Systems	A1	36	Pepperpot Pyrotechnics	E(a)
	38	Scamps	A1	38	Scamps	E(a)
	40 & 42	Scales Pharmacy	A1	40 & 42	Scales Pharmacy	E
	44	VACANT	A1	44	VACANT	E(a)
	46	VACANT	A3	46	VACANT	E(b)
	48 & 50	The Full English	A3	48 & 50	The Full English	E(b)
	52 & 54	Rainbow Hill Stores	A1	52 & 54	Rainbow Hill Stores	E(a)
	37	Balti Mahal	A3	37	Balti Mahal	E(b)
	37a	Primo Pizza	A5	37a	Primo Pizza	SG
<b>Brickfields Road</b>	16	ONESTOP	A1	16	ONESTOP	E(a)
	14e	The Psychic Shack	A1	14e	Psychic Shack	E(a)
	14d	Coral	A2	14d	Coral	SG
	14c	Worcester Angling Centre	A1	14c	Worcester Angling Centre	E(a)
	14b	Wing Sing	A5	14b	Wing Sing	SG
	14a	Hobbo's Barbers	A1	14a	Scott Gents	E
	2a	Golden City	A5	2a	Golden City	SG
<b>Brindley Place</b>		The Barn Owl	A4		The Barn Owl	SG
		Busy Bees Day Nursery	D1		Busy Bees Day Nursery	
	Unit 1	Tesco Express	A1	Unit 1	Tesco Express	E(a)
	Unit 2	Baregrillz	A5	Unit 2	Baregrillz	SG
	Unit 3	Golden Dragon	A5	Unit 3	Golden Dragon	SG
	Unit 1a (Great	Severn Veterinary Centre	D1	Unit 1a (Great	Severn Veterinary Centre	

	Tolladine Farm)			Tolladine Farm)		
	Unit 1	Greggs	A1	Unit 1	Greggs	E(a)
	Unit2	Avant Garde Salons	A1	Unit2	Avant Garde Salons	E
	Unit 3	Subway	A1	Unit 3	Subway	E(a)
	Unit 4	Brindley Place	A1	Unit 4	Brindley Place	E(a)
	Unit 5	Pizza Hut Delivery	A5	Unit 5	Pizza Hut Delivery	SG
<b>Canada Way</b>	49	The Maple Leaf	A4	49	The Maple Leaf	SG
	51	IK Indian Kitchen	A5	51	IK Indian Kitchen	SG
	53	Sunrise Hair & Beauty	A1	53	Sunrise Hair & Beauty	E
	55	VACANT	SG	55	Total Interiors Worcester	E(a)
	57	VACANT	A1	57	Heatwave	
	59	The Pet Corner	A1	59	The Pet Corner	E(a)
	61	The Pet Corner	SG	61	The Pet Corner	E(a)
	63	Co-Operative	A1	63	Co-Operative	E(a)
<b>Derwent Close</b>	2	Wing Lee	A5	2	Wing Lee	SG
	4	Fringe	A1	4	Lashes by Laura	E
	6 to 10	NISA	A1	6 to 10	NISA	
	12	BETFRED	A2	12	BETFRED	SG
		Majestic Bingo	D2		Majestic Bingo	SG
<b>Gresham Road</b>	31	VACANT	SG	31	VACANT	SG
	33	AGE UK	A1	33	AGE UK	E(a)
	35	Golden Fortune	A5	35	Golden Fortune	SG
	37	VACANT	A1	37	VACANT	E(a)
	39	ACS Interior Doors	A1	39	Claire Style Hair Studio	E
	41	VACANT	A3	41	VACANT	E(b)
	51	Co-Operative	A1	51	Co-Operative	E(a)
<b>Kilbury Drive</b>	Unit 1	Dragons Den	A5	Unit 1	VACANT	SG
	Unit 2	Shampers	A1	Unit 2	Shampers	E
	Unit 3	Hair'em Scare'em	A1	Unit 3	Hair'em Scare'em	SG
	Unit 4	Kilbury Flowers & Balloons	A1	Unit 4	Kilbury Flowers & Balloons	E(a)
	Unit 5	Lifestyle Express	A1	Unit 5	Lifestyle Express	E(a)
	Unit 6	Worcester Funeral Service	A1	Unit 6	Just cremations	E(a)
<b>Monarch Drive</b>	138 (Unit 7)	Marco's Fish Bar	A5	138 (Unit 7)	Marco's fish bar	SG
	140 (Unit 6)	Sunrise Hair & Beauty	A1	140 (Unit 6)	Sunrise Hair & Beauty	
	142 (Unit 5)	Henwick Park Pet Supplies	A1	142 (Unit 5)	Henwick Park Pet Supplies	E(a)
	20 (Unit 4)	Henwick Park Pet Supplies	A1	20 (Unit 4)	Henwick Park Pet Supplies	E(a)

	22 (Unit 3)	Posh Wash	SG	22 (Unit 3)	Posh Wash	SG
	24 to 28	Tesco	A1	24 to 28	Tesco	E(a)
	30	VACANT	A1	30	VACANT	E(a)
	32	VACANT	A1	32	George Oliver Barber	E
<b>Ombersley Road</b>	127	Northwick Dental Surgery	D1	127	Bhandal Dental Practice	E(e)
	129	Post Office	A1	129	Post Office	E(a)
	131	Vine Inn Bar & Grill	A4	131	Vine Inn Bar & Grill	SG
	128	Coral	A2	128	VACANT	SG
	130	Benjo's	A5	130	VACANT	SG
	132	Jades	A1	132	Jades	
	134	Luigis Pizza & Fish Bar	A5	134	Luigis Pizza & Fish Bar	SG
	136	Fresh as a Daisy & ACE Linen Services	SG	136	Fresh as a Daisy & ACE Linen Services	SG
	138	Rainbow	A5	138	Rainbow	SG
	140	Worcester Computers	A1	140	Worcester Computers	E(a)
	142 & 148	The Northwick	A1	142 & 148	Grays of Worcester (The Northwick Cinema)	E(a)
	150 & 152	Worthingtons	A1	150 & 152	VACANT	E(a)
	6a Vine Street	Vine Craft	A1	6a Vine Street	Vine Craft	E(a)
<b>Ronkswood</b>	8	MGM Philadelphia Christian Assembly	D2	8	MGM Philadelphia Christian Assembly	
	10	The Punch Bowl	A4	10	The Punch Bowl	SG
	21	The Co-Operative	A1	21	The Co-Operative	E(a)
	25	New Hope	A1	25	New Hope	E(a)
	27	Scales Pharmacy (NHS)	A1	27	Scales Pharmacy (NHS)	
	29	Newtown Racing	A2	29	Newtown Racing	
	31	VACANT	A1	31	Westons News	E(a)
	33	EVORA	A1	33	EVORA	E
	35	Ronkswood Fish Bar	A5	35	VACANT	SG
	35	New Hope	D1	35	New Hope	
<b>Rose Avenue</b>	112 & 114	News Express	A1	112 & 114	News Express	E(a)
	116	VACANT	A1	116	VACANT	E(a)
	118	VACANT	A1	118	VACANT	E(a)
	155	VACANT	A5	155	VACANT	SG
	157	Rose Avenue Fryer	A5	157	VACANT	SG
	159	VACANT	A1	159	VACANT	E(a)
	161	VACANT	A1	161	VACANT	E(a)

<b>London Road</b>	149	VACANT	A1	149	O Nosso Café	E(b)
	151	Magazan Romanesc	A1	151	VACANT	E(a)
	153	Lotus House	A5	153	Lotus House	SG
	155	The Barber Shop	A1	155	The Barber Shop	E
	157b	Dave Benbow Hairdressing	A1	157b	VACANT	E
	157	Seacrest	A5	157	Seacrest	SG
	159	Wright Staff	A2	159	Wright Staff	
	161	Tesco Express	A1	161	Tesco Express	E(a)
	140	Salon One 40	A1	140	Salon One 40	E
	142	Polyclean Centre	SG	142	Polyclean Centre	SG
	144	Odds & Sods	A1	144	Odds & Sods	E(a)
	150 & 152	Belvoir	A2	150 & 152	Belvoir	
	154	Chung Ying	A5	154	Chung Ying	SG
	158	Sebright Arms	A4	158	Worcester Arms	SG
<b>Bath Road</b>	173a	Simply Hair	A1	173a	Simply Hair	E
	173b	Avalanche Group	A1	173b	Avalanche Group	
	173c	VACANT	A1	173c	Fade Masters	E
	175	Cash 4 Clothes	A1	175	Puss n' Pooch	
	177	J&J Pharmacy Ltd	A1	177	J&J Pharmacy Ltd	
	179	Bath Wines	A1	179	Bath Wines	E(a)
	181	Barber Times	A1	181	Barber Times	E
	198 & 202	WHC Hire Services	A1	198 & 202	WHC Hire Services	E(a)
	197	Co-Op	A1	197	Co-Op	E(a)
	268	WAS Auto	B2	268	WAS Auto	B2
	270	Bath Road Chippy	A5	270	Bath Road Chippy	SG
	272	Orient Express	A5	272	Orient Express	SG

## **Schedule Five: City Centre Approach Corridors**

The City Centre approach corridors are Lowesmoor, Sidbury and The Tything/Upper Tything. The approach corridors include two properties in Bath Road and five properties in Barbourne Road. There are retail premises beyond the areas included in the Approach corridors, such as The Foregate and Foregate Street. These retail units are not within areas identified on the SWDP Policies Map and for this reason they have not be included in this monitor which is primarily concerned with the effects and effectiveness of adopted planning policy.

There are 165 separate ground floor premises within the City Centre Approach Corridors. In July 2021 there were 22 vacant retail units within the City Centre Approach.

**Vacant for more than 1 year: 22 (13.3%)**

**New Occupier: 0**

**Vacant to occupied: 0**

**Occupied to Vacant: 0**

**Table 15: City Centre Approach Corridors Ground Floor Uses Summary:**

<b>Use Class</b>	<b>Total number of Units</b>	<b>Total Vacant Units</b>	<b>Percentage of all units</b>
<b>E</b>	<b>124</b>	<b>22</b>	<b>75.15%</b>
<b>F1</b>	<b>3</b>	<b>0</b>	<b>1.81%</b>
<b>F2</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Sui Generis</b>	<b>38</b>	<b>0</b>	<b>23.03%</b>
<b>C1</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>165</b>	<b>22</b>	

**Table 16: City Centre Approach Corridors Ground Floor Occupiers.**

Street	2020			2021		
	Property	Occupier	Use	Property	Occupier	Use
Tything West Side	61	Music City	A1	61	Music City	E(a)
	60 & 59	Maggs Clothing Project	A1	60 & 59	Maggs Clothing Project	E(a)
	58	Harmer Childs	A2	58	Harmer Childs	E(c)(ii)
	57	Angela Lloyd-James	A1	57	Angela Lloyd-James	E(a)
	56	Barber Town	A1	56	Barber Town	E
	55	VACANT	A1	55	C & Z	E(a)
	54	Buttercups	A1	54	Buttercups	E(a)
	53	Pink Lady Ink	SG	53	Pink Lady Ink	SG
	52	The Bridal Boutique of Worcester	A1	52	The Bridal Boutique of Worcester	E(a)
	51	Church End Brewery	A4	51	Church End Brewery	SG
	50	Aramo's	A1	50	Aramo's	E(a)
	49	VACANT	B1	49	VACANT	E
	48	British Red Cross	A1	48	British Red Cross	E(a)
	47	Anarkali	A3	47	Anarkali	E(b)
	46	Delhi Spice	A3	46	Delhi Spice	E(b)
	45	Coffee 45	A3	45	Coffee 45	E(b)
	44	Jobtogs Workwear	A1	44	Jobtogs Workwear	E(a)
	43	Domino's	A5	43	Domino's	SG
	42	Dream Doors	A1	42	Dream Doors	E(a)
	41b	Vape HQ	A1	41b	Vape HQ	E(a)
	41a	A Cut Abuv	A1	41a	A Cut Abuv	E
	41	Stokiotka Polski Skleep	A1	41	Stokiotka Polski Skleep	E(a)
	40	The Marwood	A4	40	OUNCE	SG
	39	VACANT	A1	39	Escape SPA & Massage	SG
	38	Bombay Palace	A3	38	Bombay Palace	E(b)
	37	Reinvented	A1	37	Hawthorn Designs	E(a)
	36	Natural Therapy Centre	D1	36	Natural Therapy Centre	E
	35	Classic	A1	35	Classic Interiors	E(a)
	34	VACANT	A1	34	VACANT	E(a)
	33	VACANT	A2	33	VACANT	E(c)
	32	The Accountants	A2	32	The Accountants	E(c)(i)
	31	Osteopathic Centre	D1	31	Osteopathic Centre	E
30	Lamb & Flag	A4	30	Lamb & Flag	SG	
29	VACANT	A1	29	VACANT	E(a)	
28	Box Fitness	D2	28	Box Fitness	E	
27	Rajkot	A3	27	Rajkot	E(b)	
25	V Studio	A1	25	V Studio	E(a)	
24	Bodega	A1	24	Bodega	E(b)	

<b>Tything East Side</b>	1 Ambrian House	Kieran and co. & Victim Support	SG	1 Ambrian House	Kieran and co. & Victim Support	SG	
	4	Saracen's Head	A4	4	Saracen's Head	SG	
	5	Anna Nails	SG	5	Anna Nails	SG	
	6	A to Z Phone Repairs	A5	6	A to Z Phone Repair	E(a)	
	7	Command Post	A1	7	VACANT	E(a)	
	8	Buddy's Baguettes	A1	8	Buddy's Baguettes	E(a)	
	9 & 10	(K1) Thursfields	B1	9 & 10	(K1) Thursfields	E(c)(ii)	
	11	Ashleys	A3	11	Ashleys	E(b)	
	12	Kidwells Solicitors	A2	12	VACANT	E(c)	
	13	VACANT	A1	13	VACANT	E(a)	
	14	VACANT	B1	14	VACANT	E	
	15	Whatley Weston & Fox	A2	15	Whatley Weston & Fox	E(c)(ii)	
	16	Whatley Weston & Fox	A2	16	Whatley Weston & Fox	E(c)(ii)	
	17 to 19	Harvey Jones Kitchens	A1	17 to 19	Harvey Jones Kitchens	E(a)	
	20 & 21	MFG Solicitors	A2	20 & 21	MFG Solicitors	E(c)(ii)	
	22	Sanlam & Welcome Wealth	A2	22	Sanlam & Welcome Wealth	E(c)(i)	
	23	Offices	D2	23	Offices	E	
	<b>Upper Tything West Side</b>	54	Just Carpets & Rugs	A1	54	Just Carpets & Rugs	E(a)
		53 & 52	On Bike	A1	53 & 52	On Bike	E(a)
		51	Premier Carpet & Flooring	A1	51	Premier Carpet & Flooring	E(a)
		51a	Decorum Interior Design	SG	51a	Decorum Interior Design	E(a)
		50a	New English Living	A1	50a	New English Living	E(a)
		50	RIAH	A1	50	RIAH	E(a)
49		VACANT	A1	49	VACANT	E(a)	
48a		Machine Mart	A1	48a	Machine Mart	E(a)	
47a		Bluebells	A1	47b	Bluebells	E(a)	
47b		The Emporium	A1	47a	The Emporium	E(a)	
47		Jenny Wood Antiques	A1	47	Jenny Wood Antiques	E(a)	
46a		Curry Hut	A5	46a	Curry Hut	SG	
46		Heirlooms	A1	46	Heirlooms	E(a)	
45		Cap 'n' Gown	A4	45	VACANT	SG	
43		Safe Hands	A2	43	VACANT	E	
42		MANNHIFI	A1	42	MANNHIFI	E(a)	
41		Sign City	A1	41	Sign City	E(a)	
40a		Rooster	A5	40a	Rooster	SG	
40b		Vape Sense	A1	40b	Vape Sense	E(a)	
40c & d		Age UK	A1	40c & d	Age UK	E(a)	
39	The Coach & Horses	A4	39	The Coach & Horses	SG		
38 & 37	Scales Pharmacy	A1	38 & 37	Scales Pharmacy			

	36	Sinclair Antiques	A1	36	Sinclair Antiques	E(a)
	35	VACANT	A5	35	VACANT	SG
	34	Lavish	A1	34	Lavish	E(a)
	32	The Modern Newsagent	A1	32	The Modern Newsagent	E(a)
	31	The Golden Gourmet	A5	31	The Golden Gourmet	SG
<b>Barbourne Road</b>	3	PJ Hughes	A1	3	PJ Hughes	E(a)
	5	Nick Joyce Architects	A2	5	Nick Joyce Architects	E(c) (ii)
	7	Charles Sebastian	A2	7	CS Protection	E(c) (ii)
	9	INDIGO	A5	9	INDIGO	SG
	11	VACANT	A1	11	VACANT	E(a)
	13	VACANT	A1	13	VACANT	E(a)
	15	Armanii	A1	15	VACANT	E(a)
	17	GPS Limited	D1	17	GPS Limited	E
<b>Lowesmoor North Side</b>	7	Scissorhands	A1	7	GB Barbers	E
	9	VACANT	A1	9	VACANT	E(a)
	11	D&K Nail Salon	SG	11	D&K Nail Salon	SG
	13	Expertan	SG	13	Expertan	SG
	15	Worcester Citizens Advice	A2	15	Worcester Citizens Advice	E
	17	Doubles	A1	17	Doubles	E(a)
	19	Co-op Funeralcare	A1	19	Co-op Funeralcare	E(a)
	21	Computer House	A1	21	Computer House	E(a)
	23	New Touch	A1	23	New Touch	E(a)
	25 & 27	Lowesmoor Fish Bar	A5	25 & 27	Lowesmoor Fish Bar	SG
	31	The Bake House	A1	31	The Bake House	E(a)
	33	Welcome	A5	33	Welcome	SG
	35	Barber Nine	A1	35	Barber Nine	E
	37	Yasmin Supermarket	A1	37	Yasmin Supermarket	E(a)
	39 & 41	St Richards Hospice	A1	39 & 41	St Richards Hospice	E(a)
	43	Esthetique Beauty Clinic	SG	43	Esthetique Beauty Clinic	SG
	45	Layans Superstore	A1	45	Layans Superstore	E(a)
	47	Euro Deli	A1	47	VACANT	E(a)
	49	Noodle Hut	A5	49	Noodle Hut	SG
	51	Braemar Frames	A1	51	Braemar Frames	E(a)
	53	The Pig and Drum	A4	53	The Alma	SG
	55	Deshi Bazzar	A1	55	Deshi Bazzar	E(a)
	57 & 59	Black Cherry	SG	57 & 59	Black Cherry	SG
	61	Chengye	A3	61	Chengye	E(b)
	63	VACANT	A3	63	Pepe's Piri Piri	E(b)
	65	VACANT	A1	65	VACANT	E(a)
	67	Kingsman	A1	67	Kingsman	E
	69	Checketts News & Food	A1	69	Checketts News & Food	E(a)
71	VACANT	A1	71	Sophies	E(b)	



<b>Lowesmoor South Side</b>	66	Tileys Sandwich Bar	A1	66	Tileys Sandwich Bar	E(a)
	64 & 62	Elm Pentecostal Church	D2	64 & 62	Elm Pentecostal Church	F1
	60	Top Barbers	A1	60	Top Barbers	E(a)
	58	Hisiscus Beauty	SG	58	Hisiscus Beauty	SG
	56	WOTAHOOT	A1	56	WOTAHOOT	E(a)
	54	The Fire Fly	A4	54	The Fire Fly	SG
	50	The Flag	A4	50	The Flag	SG
	48	Munchies	A5	48	Munchies	SG
	46	The Green Store	A1	46	The Green Store	E(a)
	40	Lowesmoor Mobi-Tech	A1	40	Lowesmoor Mobi-Tech	E(a)
	38	Groszek Market	A1	38	Groszek Market	E(a)
	36	Costless	A1	36	Costless	E(a)
	32 & 34	Pepe Verde	A3	32 & 34	Balkan Breakfast	E(b)
	28	Perfect Nails & Lashes	SG	28	Perfect Nails & Lashes	SG
	26 & 24	International	A1	26 & 24	International	E(a)
	22	Perfect Tan	SG	22	Perfect Tan	SG
	20	The Little Launderette Company	SG	20	The Little Launderette Company	SG
	18	Private Shop	A1	18	Private Shop	E(a)
<b>Sidbury North Side</b>	55	Primo	A3	55	Primo	E(b)
	57	Charlies	A3	57	Charlies	E(b)
	59	Floral Roundabout	A1	59	Floral Roundabout	E(a)
	61	Paradiddles	A3	61	Paradiddles	E(b)
	61a	merged with 61		61a	merged with 61	
	63	Vision	A1	63	Vision	E(a)
	65	VACANT	A1	65	Mirror Mirror	E(a)
	67 & 69	Kings Head	A4	67 & 69	Kings Head	SG
	71	Temple Fireworks	A1	71	VACANT	E(a)
	73 & 75	VACANT	A1	73 & 75	VACANT	E(a)
	79 & 81	The Commandery	D1	79 & 81	The Commandery	F1
	87	Mark Atkins/Creations	A1	87	Mark Atkins/Creations	E(a)
	89	Un-named	A1	89	Un-named	E(a)
	91	Worcester Eye Care	A1	91	Worcester Eye Care	E(a)
	93	Hair Pod	A1	93	Hair Pod	E
	95	William Hill	A2	95	William Hill	SG
	97	Dixy Chicken	A5	97	Dixy Chicken	SG
	99	Days News	A1	99	Days News	E(a)
	101	Un-named	SG	101	Un-named	SG
	103	Kestrel Gallery	A1	103	Kestrel Gallery	E(a)
105	Cookies Custom Tattooing	SG	105	Cookies Custom Tattooing	SG	
107	T.J.M Outfitters	A1	107	VACANT	E(a)	
109	Thai on 7evern	A3	109	Thai on 7evern	E(b)	

	111 & 113	China City	A5	111 & 113	China City	SG
<b>Sidbury South Side</b>	82	Caspian Pizza	A5	82	Caspian Pizza	SG
	84	VACANT	A3	84	VACANT	E(b)
	86	Edgingtons	A1	86	Edgingtons	E(a)
<b>Bath Road</b>	2	Duplikate	A1	2	Duplikate	E(a)
	4	Healing Touch	D1	4	Kip McGrath	F1

## **Schedule Six: Planning Applications for Retail Development 2020/21**

<b>App No</b>	<b>Units</b>	<b>Type Proposed</b>	<b>Type of Development</b>	<b>Date of Approval</b>	<b>Location</b>	<b>Description</b>	<b>2020/21 Status</b>
P16D0531	1	A1/A3/B1/D1	CoU	12-Jan-17	The Granary Building, St Martins Quarter	CoU and new build for Church and commercial use	Complete
P18H0036	1	A5	CoU	14-May-18	30 Astwood Road	CoU from A1 to A5	Not Started
P18D0335	1	A3/A4	CoU	23-Oct-18	16 The Foregate	CoU A1 to A3/A4	Not Started
P18D0473	1	A3	CoU	18-Apr-19	22 Friar Street	CoU A1 to A3	Not Started
P18H0280	3	A1/A5	New Build/Redevelopment	26-Jun-19	112-118 and 155-161 Rose Avenue and Land Adjoining	Demolition of existing shops and flats and erection of 9no. Dwellings and 16 apartments. 2no A1 and 1no A5 commercial units.	Under construction
19/001115/FUL	1	B1, A1, A2, A3, C3, C4	New Build	23-May-19	Land adjacent to 18-20 Silver Street	Erection of 6 storey of building to comprise commercial uses to ground floor (B1, A1, A2, A3 use classes) and H.M.O. accommodation (43 bedrooms) and 3no residential units (C3) at upper floors. (Resubmission of approval P18D0202)	Not Started
19/010111/CU	5	A1, A2, B1, D1	CoU/New Build/Redevelopment	23-Dec-19	The Arches, Croft Walk	Change of use to A1, A2, B1(a) & D1, with demolition to infill to arches at the back and new units to arches No 25, 27, 28, 29, 30 & 33	Under construction
20/00179/FUL	1	E(a)	Redevelopment		Whittington Road Services, Whittington Road	Refurbishment of petrol filling station comprising new steel storage container, 40,000 litre above ground	Not started

						storage tank and new shopfront	
19/00851/ FUL	1	E	New Build		JVM Castings Site, Droitwich Road, Worcester, WR3 7JX	Demolition of part of an existing industrial building (Class B2) and erection of a retail foodstore (Class A1) with provision of associated car parking, access and landscaping, together with provision of car parking associated with the retained industrial use and new access.	Not Started
20/00787/ FUL	3	E(b)	CoU		Arches 44, 45 and 46, Cherry Tree Walk, Worcester, WR1 3BH	Change of use of railway arch (light industrial) to Class E(b) restaurant unit, with addition of retractable blind	Partially completed
20/00625/ CU	1	SG	CoU		37 Gresham Road, Worcester, WR2 5QR	Change of use from A1 retail to A5 retail and hot food takeaway	Not Started
20/00250/ FUL	1	SG	CoU		46 Astwood Road, Worcester, WR3 8EZ	Change of use from A1 (shops and retail outlets) to sui generis (hot food and takeaway).	Not Started
20/00081/ CU	1	E	CoU		6 St Swithins Street	Change of use from A1 to A3/A5 and front elevation awning	Complete
20/00251/ FUL	1	SG	CoU		54 Foregate Street, WR1 1DX	Change the ground floor from an estate agents to a craft beer/organic wine lounge bar and coffee room.	Complete

# Glossary

Appropriate Scale	A size which is similar to neighbouring development and development in the nearest retail centre.
Commercial Service	Any service which can be purchased by visiting a shop, e.g. financial services, holidays and personal services such as nail bars.
Comparison Retail	The sale of goods that can be used more than once, e.g. clothing, furniture & electrical appliances.
Dead Frontages	Any retail or other premises that are not open during all or part of the day.
Footfall	The number of pedestrians who pass retail premises.
Impact Test	A test to assess the consequence of new retail premises on financial viability of existing shops.
Major Retail Development	A development that involves more than 1,000 square metres of retail floor space.
Permitted Development	Development that the Government has decided does not need a planning application before it can be implemented.
Sequential Test	A test to assess if there is a more suitable site for a proposed retail development within or closer to an existing retail centre.
Significant Adverse Impact	Any consequence of allowing a development which would threaten the continued success of existing shops or shopping centres.
Travel Modes	The ways people can travel, e.g. by car, by bus, on a bike or walking.
Turnover	The amount of money a shop collects from customers.
Vitality	A combination of factors used to assess a shopping centre, e.g. range of shops and services, footfall and turnover.
Yield	The ratio of income to investment.