

**Appendix 2 – Town Centres Boundary and Health
Check Data**



Bradford Retail Study

Ref: A111595

City of Bradford MDC
www.bradford.gov.uk

Bingley Town Centre

- Key**
- | Class | Color |
|---------------------------------|--------------|
| Convenience | Red |
| Comparison | Blue |
| Retail Services | Green |
| Leisure Services | Yellow |
| Financial and Business Services | Grey |
| Vacant | Orange |
| Other | Light Yellow |



July 2019

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH
 Tel: +44 (0) 161 872 7914 Fax: +44 (0) 161 872 3193
 Email: info@wyg.com Web: www.wyg.com

Based upon Ordnance Survey data with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright. WYG Environment Planning Transport Limited 2019. Licence no: AR 1000 17603

© WYG Environment Planning Transport Limited 2019.
 Registered in England Number: 3050297



Table 1 - Bingley Town Centre Diversity of Uses Sub-Categories

Sub-Category	Units				Floorspace			
	Bingley No. of Units	% of Total	UK % of Total	Index UK Average = 100	Bingley sq.m	% of Total	UK % of Total	Index UK Average = 100
Convenience								
Bakers & Confectioners	3	2.1	1.8	117	180	0.9	0.9	101
Butchers	1	0.7	0.6	114	50	0.2	0.3	81
Confectionery, Tobacco & News	2	1.4	1.2	115	110	0.5	0.5	122
Convenience Stores	2	1.4	1.7	86	700	3.5	1.7	203
Fishmongers	0	0.0	0.1	0	0	0.0	0.1	0
Frozen Foods	0	0.0	0.3	0	0	0.0	0.9	0
Greengrocers	0	0.0	0.3	0	0	0.0	0.1	0
Grocers & Delicatessens	0	0.0	1.0	0	0	0.0	0.6	0
Health Foods	0	0.0	0.5	0	0	0.0	0.3	0
Markets	0	0.0	0.1	0	0	0.0	0.9	0
Off Licences	1	0.7	0.4	169	480	2.4	0.3	959
Shoe Repairs & Key Cutting	1	0.7	0.4	173	60	0.3	0.1	250
Supermarkets	2	1.4	0.8	175	2,900	14.5	8.9	163
Total Convenience	12	8.5	9.2	92	4,480	22.4	15.4	146
Comparison								
Antique Shops	2	1.4	0.4	373	170	0.8	0.2	404
Art & Art Dealers	1	0.7	0.6	114	70	0.3	0.4	97
Booksellers	0	0.0	0.5	0	0	0.0	0.4	0
Carpets & Flooring	1	0.7	0.5	134	230	1.1	0.5	221
Catalogue Showrooms	0	0.0	0.1	0	0	0.0	0.4	0
Charity Shops	3	2.1	2.7	79	220	1.1	1.9	59
Chemist & Drugstores	1	0.7	1.1	63	150	0.7	1.5	49
Childrens & Infants Wear	0	0.0	0.4	0	0	0.0	0.3	0
Clothing General	0	0.0	1.7	0	0	0.0	3.3	0
Crafts, Gifts, China & Glass	7	5.0	1.6	306	390	1.9	0.8	237
Cycles & Accessories	0	0.0	0.2	0	0	0.0	0.2	0
Department & Variety Stores	0	0.0	0.5	0	0	0.0	4.9	0
DIY & Home Improvement	2	1.4	0.7	206	150	0.7	1.0	72
Electrical & Other Durable Goods	1	0.7	1.1	63	40	0.2	0.9	22
Florists	1	0.7	0.6	113	120	0.6	0.2	260
Footwear	1	0.7	0.9	77	50	0.2	0.8	31
Furniture Fitted	2	1.4	0.4	346	130	0.6	0.4	180
Furniture General	0	0.0	0.8	0	0	0.0	1.3	0
Gardens & Equipment	0	0.0	0.1	0	0	0.0	0.1	0
Greeting Cards	2	1.4	0.7	209	210	1.0	0.5	218
Hardware & Household Goods	3	2.1	1.3	162	1,500	7.5	2.9	260
Jewellery, Watches & Silver	3	2.1	1.6	136	110	0.5	0.7	76
Ladies & Mens Wear & Acc.	0	0.0	1.6	0	0	0.0	2.3	0
Ladies Wear & Accessories	2	1.4	1.9	75	120	0.6	1.5	39
Leather & Travel Goods	0	0.0	0.1	0	0	0.0	0.1	0
Mens Wear & Accessories	0	0.0	0.7	0	0	0.0	0.6	0
Music & Musical Instruments	0	0.0	0.1	0	0	0.0	0.1	0
Music & Video Recordings	0	0.0	0.2	0	0	0.0	0.1	0
Newsagents & Stationers	1	0.7	0.6	114	80	0.4	0.7	61
Office Supplies	0	0.0	0.0	0	0	0.0	0.0	0
Other Comparison Goods	1	0.7	0.9	83	60	0.3	0.7	46
Photographic & Optical	0	0.0	0.1	0	0	0.0	0.0	0
Secondhand Goods, Books, etc.	0	0.0	0.3	0	0	0.0	0.2	0
Sports, Camping & Leisure Goods	0	0.0	0.7	0	0	0.0	1.0	0
Telephones & Accessories	1	0.7	1.4	51	120	0.6	0.7	89
Textiles & Soft Furnishings	0	0.0	0.6	0	0	0.0	0.5	0
Toiletries, Cosmetics & Beauty Products	0	0.0	1.0	0	0	0.0	0.9	0
Toys, Games & Hobbies	0	0.0	0.7	0	0	0.0	0.6	0
Vehicle & Motorcycle Sales	0	0.0	0.2	0	0	0.0	0.5	0
Vehicle Accessories	0	0.0	0.2	0	0	0.0	0.2	0
Total Comparison	35	24.8	29.8	83	3,920	19.6	34.1	57
Retail Services								
Clothing & Fancy Dress Hire	0	0.0	0.1	0	0	0.0	0.0	0
Dry Cleaners & Launderettes	1	0.7	0.7	96	60	0.3	0.3	97
Filling Stations	0	0.0	0.2	0	0	0.0	0.1	0
Health & Beauty	22	15.6	9.4	166	1,470	7.3	3.6	204
Opticians	2	1.4	1.3	107	110	0.5	0.7	74
Other Retail Services	1	0.7	0.7	109	30	0.1	0.4	36
Photo Processing	1	0.7	0.1	591	60	0.3	0.1	599
Photo Studio	0	0.0	0.1	0	0	0.0	0.1	0
Post Offices	1	0.7	0.5	142	40	0.2	0.4	50
Repairs, Alterations & Restoration	1	0.7	0.3	236	100	0.5	0.1	499
Travel Agents	0	0.0	0.8	0	0	0.0	0.4	0
TV, Cable and Video Rental	0	0.0	0.1	0	0	0.0	0.0	0
Vehicle Rental	0	0.0	0.1	0	0	0.0	0.1	0
Vehicle Repairs & Services	0	0.0	0.5	0	0	0.0	0.6	0
Video Tape Rental	0	0.0	0.0	0	0	0.0	0.0	0
Total Retail Services	29	20.6	14.9	138	1,870	9.3	6.9	135
Other Retail								
Other Retail Outlets	0	0.0	0.1	0	0	0.0	0.1	0
Total Other Retail	0	0.0	0.1	0	0	0.0	0.1	0
Leisure Services								
Bars & Wine Bars	5	3.5	1.9	189	710	3.5	2.2	162
Bingo & Amusements	0	0.0	0.4	0	0	0.0	0.8	0
Cafes	6	4.3	4.7	90	530	2.6	2.7	99
Casinos & Betting Offices	2	1.4	1.4	102	270	1.3	1.1	124
Cinemas, Theatres & Concert Halls	1	0.7	0.3	263	1,190	5.9	1.8	338
Clubs	0	0.0	0.6	0	0	0.0	1.0	0
Disco, Dance & Nightclubs	0	0.0	0.2	0	0	0.0	0.4	0
Fast Food & Take Away	10	7.1	5.8	122	620	3.1	2.9	109
Hotels & Guest Houses	0	0.0	0.8	0	0	0.0	2.2	0
Public Houses	6	4.3	2.6	162	1,460	7.3	3.5	208
Restaurants	3	2.1	4.7	45	530	2.6	4.2	63
Sports & Leisure Facilities	1	0.7	1.0	74	130	0.6	2.6	25
Total Leisure Services	34	24.1	24.3	99	5,440	27.2	25.4	107
Financial and Business Services								
Building Societies	1	0.7	0.4	169	130	0.6	0.3	203
Building Supplies & Services	0	0.0	0.5	0	0	0.0	0.4	0
Business Goods & Services	0	0.0	0.0	0	0	0.0	0.0	0
Employment & Careers	0	0.0	0.4	0	0	0.0	0.2	0
Financial Services	4	2.8	1.3	220	480	2.4	0.7	328
Legal Services	2	1.4	1.1	133	210	1.0	0.8	136
Other Business Services	0	0.0	0.4	0	0	0.0	0.4	0
Printing & Copying	1	0.7	0.3	263	170	0.8	0.2	566
Property Services	7	5.0	3.5	143	640	3.2	1.8	175
Retail Banks	2	1.4	2.2	65	490	2.4	2.6	95
Total Financial and Business Services	17	12.1	10.0	120	2,120	10.6	7.5	141
Vacant								
Vacant Retail/Service	14	9.9	11.5	86	2,200	11.0	10.2	108
Total Vacant	14	9.9	11.5	86	2,200	11.0	10.2	108
Total	141	100.0	100.0	100	20,030	100.0	100.0	100

Source: Experian Goad Survey July 2017, WYG Survey 2 August 2018

¹ Re-categorised by WYG based on Experian Goad Main Town Centre Uses

² UK Average Figures, Experian Goad, May 2018

Bradford Retail Study

Ref: A111595

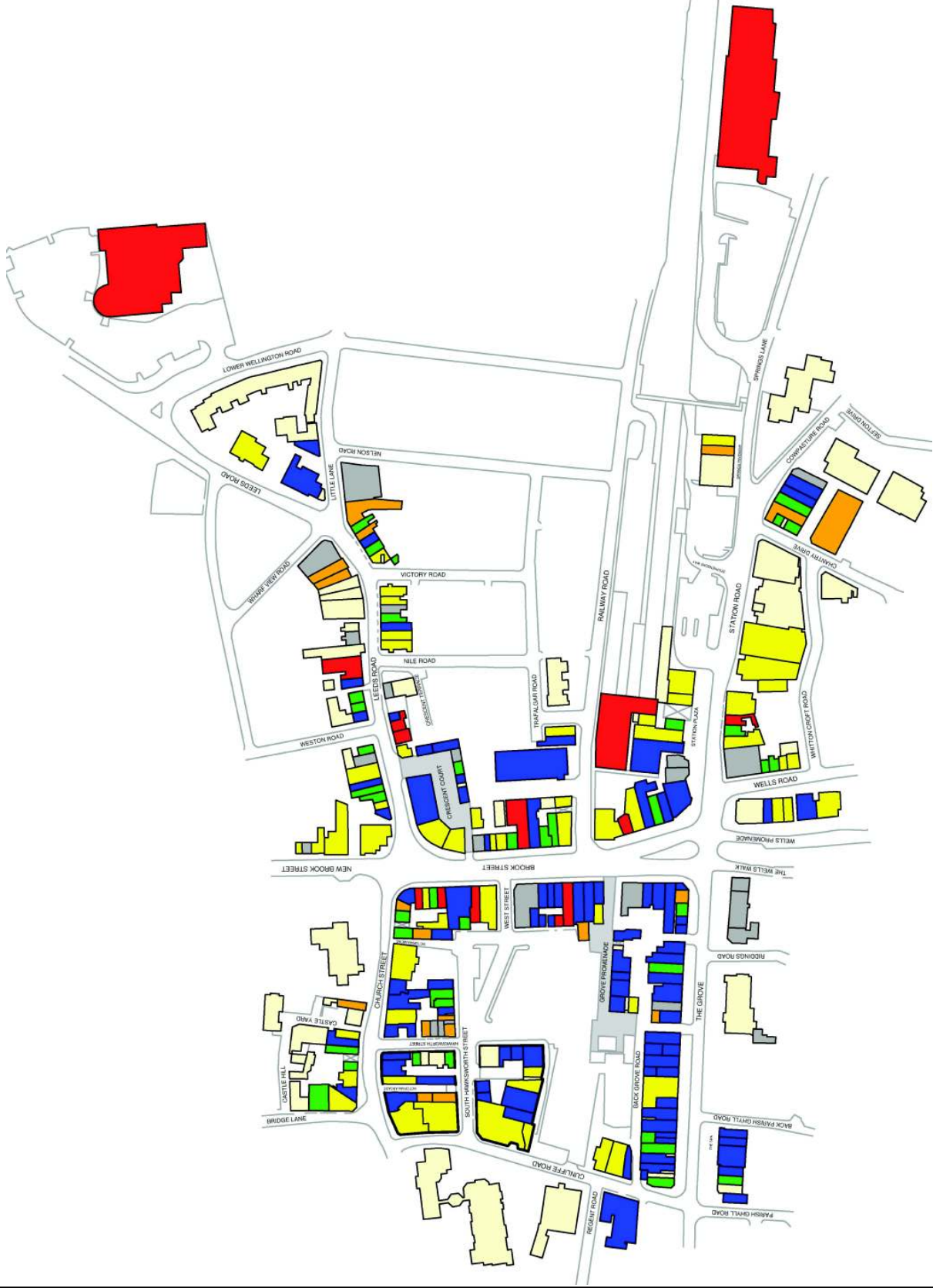
City of Bradford MDC
www.bradford.gov.uk

Ilkley Town Centre

Key

Class

- Convenience
- Comparison
- Retail Services
- Leisure Services
- Financial and Business Services
- Vacant
- Other



July 2019

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH
 Tel: +44 (0) 161 872 7914 Fax: +44 (0) 161 872 3193
 Email: info@wyg.com Web: www.wyg.com

Based upon Ordnance Survey data with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright. WYG Environment Planning Transport Limited 2019. Licence no: AR 1000 17603

© WYG Environment Planning Transport Limited 2019.
 Registered in England Number: 3050297

Table 1 - Ilkley Town Centre Diversity of Uses Sub-Categories

Sub-Category	Units			Floorspace			
	Ilkley No. of Units	UK % of Total	Index UK Average = 100	Ilkley sq.m	UK % of Total	Index UK Average = 100	
Convenience							
Bakers & Confectioners	5	2.0	1.8	109	330	0.9	100
Butchers	2	0.8	0.6	129	370	1.0	323
Confectionery, Tobacco & News	1	0.4	1.2	32	70	0.2	42
Convenience Stores	1	0.4	1.7	24	990	2.7	156
Fishmongers	0	0.0	0.1	0	0	0.0	0
Frozen Foods	0	0.0	0.3	0	0	0.0	0
Greengrocers	0	0.0	0.3	0	0	0.0	0
Grocers & Delicatessens	0	0.0	1.0	0	0	0.0	0
Health Foods	1	0.4	0.5	87	160	0.4	150
Markets	0	0.0	0.1	0	0	0.0	0
Off Licences	0	0.0	0.4	0	0	0.0	0
Shoe Repairs & Key Cutting	1	0.4	0.4	97	60	0.2	136
Supermarkets	3	1.2	0.8	148	5,800	15.7	177
Total Convenience	14	5.6	9.2	61	7,780	21.1	137
Comparison							
Antique Shops	1	0.4	0.4	105	80	0.2	103
Art & Art Dealers	2	0.8	0.6	129	150	0.4	113
Booksellers	2	0.8	0.5	163	180	0.5	116
Carpets & Flooring	2	0.8	0.5	150	130	0.4	68
Catalogue Showrooms	0	0.0	0.1	0	0	0.0	0
Charity Shops	11	4.4	2.7	163	1,220	3.3	178
Chemist & Drugstores	2	0.8	1.1	71	480	1.3	85
Childrens & Infants Wear	2	0.8	0.4	210	150	0.4	151
Clothing General	9	3.6	1.7	216	1,200	3.3	99
Crafts, Gifts, China & Glass	3	1.2	1.6	74	280	0.8	93
Cycles & Accessories	0	0.0	0.2	0	0	0.0	0
Department & Variety Stores	0	0.0	0.5	0	0	0.0	0
DIY & Home Improvement	9	3.6	0.7	520	1,490	4.0	388
Electrical & Other Durable Goods	2	0.8	1.1	71	130	0.4	40
Florists	3	1.2	0.6	190	220	0.6	259
Footwear	7	2.8	0.9	303	630	1.7	211
Furniture Fitted	3	1.2	0.4	292	270	0.7	203
Furniture General	3	1.2	0.8	151	560	1.5	119
Gardens & Equipment	0	0.0	0.1	0	0	0.0	0
Greeting Cards	1	0.4	0.7	59	190	0.5	107
Hardware & Household Goods	1	0.4	1.3	30	760	2.1	72
Jewellery, Watches & Silver	5	2.0	1.6	128	260	0.7	98
Ladies & Mens Wear & Acc.	2	0.8	1.6	49	270	0.7	32
Ladies Wear & Accessories	11	4.4	1.9	232	1,410	3.8	251
Leather & Travel Goods	0	0.0	0.1	0	0	0.0	0
Mens Wear & Accessories	2	0.8	0.7	117	280	0.8	131
Music & Musical Instruments	0	0.0	0.1	0	0	0.0	0
Music & Video Recordings	0	0.0	0.2	0	0	0.0	0
Newsagents & Stationers	3	1.2	0.6	193	360	1.0	150
Office Supplies	0	0.0	0.0	0	0	0.0	0
Other Comparison Goods	2	0.8	0.9	94	110	0.3	46
Photographic & Optical	1	0.4	0.1	362	70	0.2	949
Secondhand Goods, Books, etc.	0	0.0	0.3	0	0	0.0	0
Sports, Camping & Leisure Goods	1	0.4	0.7	60	110	0.3	30
Telephones & Accessories	1	0.4	1.4	29	30	0.1	12
Textiles & Soft Furnishings	2	0.8	0.6	126	60	0.2	36
Toiletries, Cosmetics & Beauty Products	1	0.4	1.0	39	60	0.2	17
Toys, Games & Hobbies	0	0.0	0.7	0	0	0.0	0
Vehicle & Motorcycle Sales	0	0.0	0.2	0	0	0.0	0
Vehicle Accessories	0	0.0	0.2	0	0	0.0	0
Total Comparison	94	37.5	29.8	126	11,140	30.2	89
Retail Services							
Clothing & Fancy Dress Hire	0	0.0	0.1	0	0	0.0	0
Dry Cleaners & Launderettes	2	0.8	0.7	108	170	0.5	149
Filling Stations	0	0.0	0.2	0	0	0.0	0
Health & Beauty	23	9.2	9.4	97	1,410	3.8	106
Opticians	6	2.4	1.3	181	550	1.5	201
Other Retail Services	1	0.4	0.7	61	20	0.1	13
Photo Processing	0	0.0	0.1	0	0	0.0	0
Photo Studio	0	0.0	0.1	0	0	0.0	0
Post Offices	1	0.4	0.5	80	70	0.2	47
Repairs, Alterations & Restoration	1	0.4	0.3	133	50	0.1	136
Travel Agents	4	1.6	0.8	202	340	0.9	219
TV, Cable and Video Rental	0	0.0	0.1	0	0	0.0	0
Vehicle Rental	0	0.0	0.1	0	0	0.0	0
Vehicle Repairs & Services	1	0.4	0.5	83	190	0.5	80
Video Tape Rental	0	0.0	0.0	0	0	0.0	0
Total Retail Services	39	15.5	14.9	104	2,800	7.6	109
Other Retail							
Other Retail Outlets	0	0.0	0.1	0	0	0.0	0
Total Other Retail	0	0.0	0.1	0	0	0.0	0
Leisure Services							
Bars & Wine Bars	14	5.6	1.9	297	2,020	5.5	250
Bingo & Amusements	0	0.0	0.4	0	0	0.0	0
Cafes	14	5.6	4.7	118	1,730	4.7	176
Casinos & Betting Offices	1	0.4	1.4	29	180	0.5	45
Cinemas, Theatres & Concert Halls	3	1.2	0.3	443	1,170	3.2	180
Clubs	2	0.8	0.6	135	660	1.8	174
Disco, Dance & Nightclubs	0	0.0	0.2	0	0	0.0	0
Fast Food & Take Away	5	2.0	5.8	34	290	0.8	28
Hotels & Guest Houses	0	0.0	0.8	0	0	0.0	0
Public Houses	6	2.4	2.6	91	1,470	4.0	114
Restaurants	10	4.0	4.7	84	1,540	4.2	99
Sports & Leisure Facilities	4	1.6	1.0	166	690	1.9	71
Total Leisure Services	59	23.5	24.3	97	9,750	26.4	104
Financial and Business Services							
Building Societies	2	0.8	0.4	190	180	0.5	152
Building Supplies & Services	2	0.8	0.5	159	400	1.1	252
Business Goods & Services	0	0.0	0.0	0	0	0.0	0
Employment & Careers	1	0.4	0.4	93	80	0.2	90
Financial Services	6	2.4	1.3	185	230	0.6	85
Legal Services	2	0.8	1.1	74	90	0.2	32
Other Business Services	1	0.4	0.4	108	40	0.1	26
Printing & Copying	0	0.0	0.3	0	0	0.0	0
Property Services	7	2.8	3.5	80	1,110	3.0	164
Retail Banks	6	2.4	2.2	110	1,220	3.3	128
Total Financial and Business Services	27	10.8	10.0	107	3,350	9.1	121
Vacant							
Vacant Retail/Service	18	7.2	11.5	62	2,080	5.6	55
Total Vacant	18	7.2	11.5	62	2,080	5.6	55
Total	251	100.0	100.0	100	36,900	100.0	100

Source: Experian Goad Survey July 2017, WYG Survey 2 August 2018

¹ Re-categorised by WYG based on Experian Goad Main Town Centre Uses

² UK Average Figures, Experian Goad, May 2018

Bradford Retail Study

Ref: A111595

City of Bradford MDC
www.bradford.gov.uk

Keighley Town Centre

- Key**
- | Class | Color |
|---------------------------------|--------------|
| Convenience | Red |
| Comparison | Blue |
| Retail Services | Green |
| Leisure Services | Yellow |
| Financial and Business Services | Grey |
| Vacant | Orange |
| Other | Light Yellow |



July 2019

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH
 Tel: +44 (0) 161 872 7914 Fax: +44 (0) 161 872 3193
 Email: info@wyg.com Web: www.wyg.com

Based upon Ordnance Survey data with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright. WYG Environment Planning Transport Limited 2019. Licence no: AR 1000 17603

© WYG Environment Planning Transport Limited 2019.
 Registered in England Number: 3050297

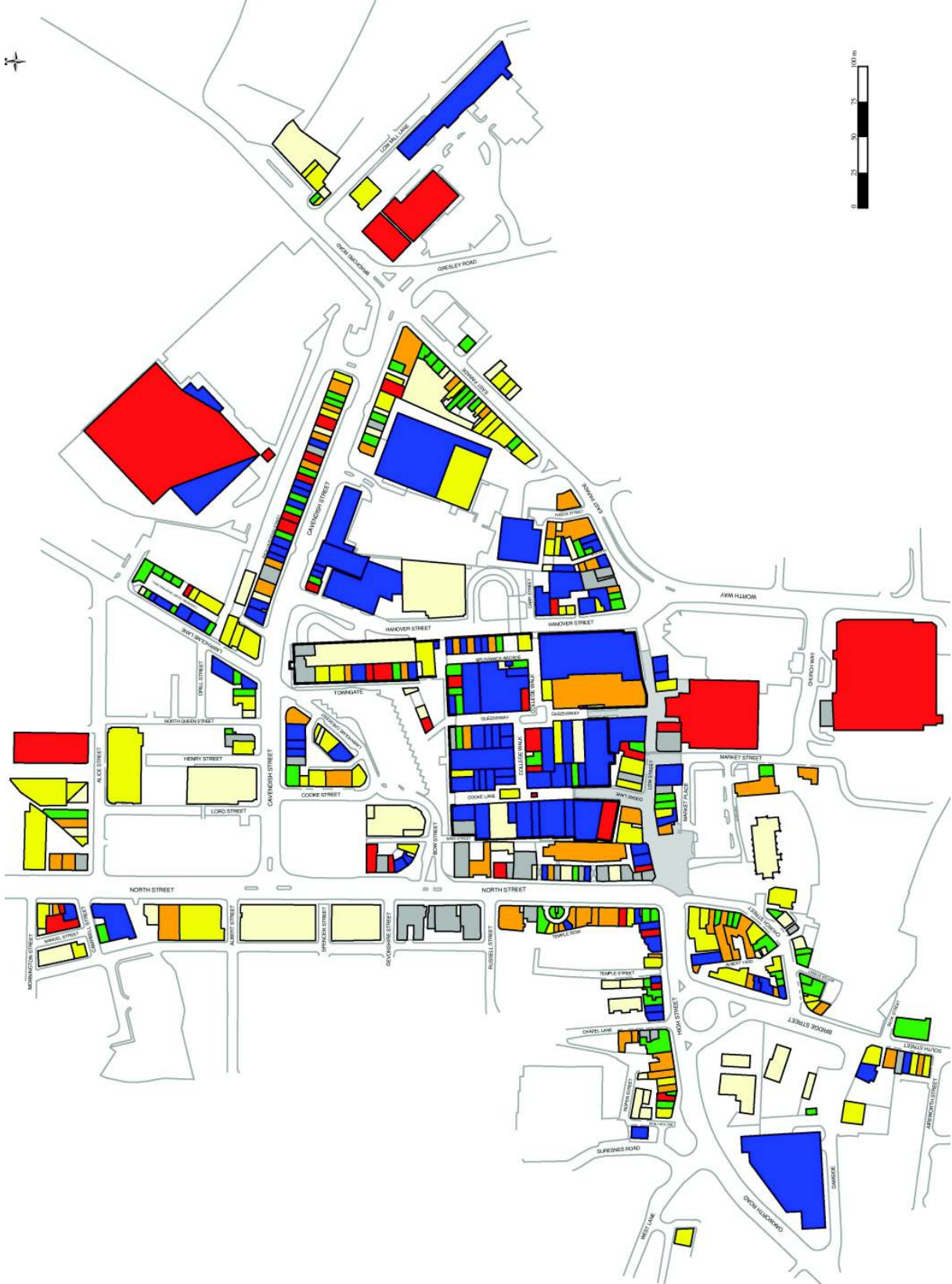


Table 1 - Keighley Town Centre Diversity of Uses Sub-Categories

Sub-Category	Units				Floorspace			
	Keighley No. of Units	Keighley % of Total	UK % of Total	Index UK Average = 100	Keighley sq.m	Keighley % of Total	UK % of Total	Index UK Average = 100
Convenience								
Bakers & Confectioners	9	2.3	1.8	124	790	1.0	0.9	114
Butchers	0	0.0	0.6	0	0	0.0	0.3	0
Confectionery, Tobacco & News	9	2.3	1.2	183	420	0.5	0.5	120
Convenience Stores	3	0.8	1.7	46	380	0.5	1.7	28
Fishmongers	0	0.0	0.1	0	0	0.0	0.1	0
Frozen Foods	3	0.8	0.3	251	1,040	1.3	0.9	157
Greengrocers	0	0.0	0.3	0	0	0.0	0.1	0
Grocers & Delicatessens	3	0.8	1.0	78	290	0.4	0.6	68
Health Foods	4	1.0	0.5	218	400	0.5	0.3	177
Markets	1	0.3	0.1	179	2,690	3.5	0.9	384
Off Licences	2	0.5	0.4	119	110	0.1	0.3	56
Shoe Repairs & Key Cutting	2	0.5	0.4	122	120	0.2	0.1	128
Supermarkets	4	1.0	0.8	124	13,910	17.9	8.9	201
Total Convenience	40	10.0	9.2	109	20,150	25.9	15.4	168
Comparison								
Antique Shops	0	0.0	0.4	0	0	0.0	0.2	0
Art & Art Dealers	1	0.3	0.6	40	110	0.1	0.4	39
Booksellers	1	0.3	0.5	51	170	0.2	0.4	52
Carpets & Flooring	0	0.0	0.5	0	0	0.0	0.5	0
Catalogue Showrooms	2	0.5	0.1	418	1,320	1.7	0.4	394
Charity Shops	13	3.3	2.7	121	1,620	2.1	1.9	112
Chemist & Drugstores	2	0.5	1.1	44	1,150	1.5	1.5	96
Childrens & Infants Wear	1	0.3	0.4	66	60	0.1	0.3	29
Clothing General	6	1.5	1.7	91	1,120	1.4	3.3	44
Crafts, Gifts, China & Glass	0	0.0	1.6	0	0	0.0	0.8	0
Cycles & Accessories	0	0.0	0.2	0	0	0.0	0.2	0
Department & Variety Stores	1	0.3	0.5	56	2,160	2.8	4.9	57
DIY & Home Improvement	4	1.0	0.7	145	400	0.5	1.0	49
Electrical & Other Durable Goods	10	2.5	1.1	222	860	1.1	0.9	124
Florists	4	1.0	0.6	159	200	0.3	0.2	112
Footwear	3	0.8	0.9	82	400	0.5	0.8	63
Furniture Fitted	5	1.3	0.4	306	380	0.5	0.4	135
Furniture General	5	1.3	0.8	159	3,210	4.1	1.3	322
Gardens & Equipment	1	0.3	0.1	501	160	0.2	0.1	342
Greeting Cards	2	0.5	0.7	74	310	0.4	0.5	83
Hardware & Household Goods	2	0.5	1.3	38	2,930	3.8	2.9	131
Jewellery, Watches & Silver	2	0.5	1.6	32	70	0.1	0.7	12
Ladies & Mens Wear & Acc.	3	0.8	1.6	46	1,360	1.7	2.3	76
Ladies Wear & Accessories	5	1.3	1.9	66	850	1.1	1.5	72
Leather & Travel Goods	0	0.0	0.1	0	0	0.0	0.1	0
Mens Wear & Accessories	2	0.5	0.7	74	240	0.3	0.6	53
Music & Musical Instruments	1	0.3	0.1	193	60	0.1	0.1	86
Music & Video Recordings	1	0.3	0.2	147	40	0.1	0.1	37
Newsagents & Stationers	2	0.5	0.6	81	840	1.1	0.7	166
Office Supplies	1	0.3	0.0	1253	60	0.1	0.0	385
Other Comparison Goods	2	0.5	0.9	59	130	0.2	0.7	26
Photographic & Optical	1	0.3	0.1	228	70	0.1	0.0	449
Secondhand Goods, Books, etc.	3	0.8	0.3	259	240	0.3	0.2	205
Sports, Camping & Leisure Goods	1	0.3	0.7	38	820	1.1	1.0	105
Telephones & Accessories	10	2.5	1.4	180	690	0.9	0.7	132
Textiles & Soft Furnishings	2	0.5	0.6	80	110	0.1	0.5	31
Toiletries, Cosmetics & Beauty Products	5	1.3	1.0	124	1,050	1.3	0.9	143
Toys, Games & Hobbies	6	1.5	0.7	206	1,170	1.5	0.6	242
Vehicle & Motorcycle Sales	1	0.3	0.2	104	2,620	3.4	0.5	716
Vehicle Accessories	0	0.0	0.2	0	0	0.0	0.2	0
Total Comparison	111	27.8	29.8	93	26,980	34.6	34.1	102
Retail Services								
Clothing & Fancy Dress Hire	1	0.3	0.1	358	240	0.3	0.0	770
Dry Cleaners & Launderettes	0	0.0	0.7	0	0	0.0	0.3	0
Filling Stations	1	0.3	0.2	114	80	0.1	0.1	93
Health & Beauty	56	14.0	9.4	149	3,460	4.4	3.6	124
Opticians	5	1.3	1.3	95	480	0.6	0.7	83
Other Retail Services	2	0.5	0.7	77	180	0.2	0.4	55
Photo Processing	1	0.3	0.1	209	60	0.1	0.1	154
Photo Studio	0	0.0	0.1	0	0	0.0	0.1	0
Post Offices	1	0.3	0.5	50	60	0.1	0.4	19
Repairs, Alterations & Restoration	2	0.5	0.3	167	140	0.2	0.1	180
Travel Agents	5	1.3	0.8	159	360	0.5	0.4	110
TV, Cable and Video Rental	0	0.0	0.1	0	0	0.0	0.0	0
Vehicle Rental	1	0.3	0.1	418	60	0.1	0.1	154
Vehicle Repairs & Services	2	0.5	0.5	104	370	0.5	0.6	74
Video Tape Rental	0	0.0	0.0	0	0	0.0	0.0	0
Total Retail Services	77	19.3	14.9	130	5,490	7.0	6.9	102
Other Retail								
Other Retail Outlets	0	0.0	0.1	0	0	0.0	0.1	0
Total Other Retail	0	0.0	0.1	0	0	0.0	0.1	0
Leisure Services								
Bars & Wine Bars	2	0.5	1.9	27	600	0.8	2.2	35
Bingo & Amusements	4	1.0	0.4	257	1,630	2.1	0.8	252
Cafes	16	4.0	4.7	85	1,590	2.0	2.7	77
Casinos & Betting Offices	6	1.5	1.4	108	1,030	1.3	1.1	121
Cinemas, Theatres & Concert Halls	1	0.3	0.3	93	640	0.8	1.8	47
Clubs	1	0.3	0.6	42	600	0.8	1.0	75
Disco, Dance & Nightclubs	0	0.0	0.2	0	0	0.0	0.4	0
Fast Food & Take Away	27	6.8	5.8	117	1,850	2.4	2.9	83
Hotels & Guest Houses	0	0.0	0.8	0	0	0.0	2.2	0
Public Houses	9	2.3	2.6	86	1,970	2.5	3.5	72
Restaurants	6	1.5	4.7	32	840	1.1	4.2	26
Sports & Leisure Facilities	5	1.3	1.0	131	1,400	1.8	2.6	68
Total Leisure Services	77	19.3	24.3	79	12,150	15.6	25.4	62
Financial and Business Services								
Building Societies	3	0.8	0.4	179	300	0.4	0.3	120
Building Supplies & Services	0	0.0	0.5	0	0	0.0	0.4	0
Business Goods & Services	0	0.0	0.0	0	0	0.0	0.0	0
Employment & Careers	2	0.5	0.4	117	100	0.1	0.2	53
Financial Services	6	1.5	1.3	117	530	0.7	0.7	93
Legal Services	3	0.8	1.1	70	310	0.4	0.8	52
Other Business Services	1	0.3	0.4	68	160	0.2	0.4	49
Printing & Copying	2	0.5	0.3	186	80	0.1	0.2	68
Property Services	9	2.3	3.5	65	670	0.9	1.8	47
Retail Banks	9	2.3	2.2	104	2,330	3.0	2.6	116
Total Financial and Business Services	35	8.8	10.0	88	4,480	5.8	7.5	77
Vacant								
Vacant Retail/Service	59	14.8	11.5	128	8,660	11.1	10.2	109
Total Vacant	59	14.8	11.5	128	8,660	11.1	10.2	109
Total	399	100.0	100.0	100	77,910	100.0	100.0	100

Source: Experian Goad Survey July 2017, WYG Survey 2 August 2018

¹ Re-categorised by WYG based on Experian Goad Main Town Centre Uses

² UK Average Figures, Experian Goad, May 2018

Bradford Retail Study

Ref: A111595

City of Bradford MDC
www.bradford.gov.uk

Shipley Town Centre

Key

Class	Color
Convenience	Red
Comparison	Blue
Retail Services	Green
Leisure Services	Yellow
Financial and Business Services	Grey
Vacant	Orange
Other	Light Yellow



July 2019

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH
 Tel: +44 (0) 161 872 7914 Fax: +44 (0) 161 872 3193
 Email: info@wyg.com Web: www.wyg.com

Based upon Ordnance Survey data with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright. WYG Environment Planning Transport Limited 2019. Licence no: AR 1000 17603

© WYG Environment Planning Transport Limited 2019.
 Registered in England Number: 3050297



Lower Ground Floor

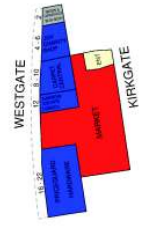


Table 1 - Shipley Town Centre Diversity of Uses Sub-Categories

Sub-Category	Units				Floorspace			
	Shipley No. of Units	Shipley % of Total	UK % of Total	Index UK Average = 100	Shipley sq.m	Shipley % of Total	UK % of Total	Index UK Average = 100
Convenience								
Bakers & Confectioners	3	1.5	1.8	84	290	0.7	0.9	82
Butchers	1	0.5	0.6	82	50	0.1	0.3	40
Confectionery, Tobacco & News	2	1.0	1.2	83	110	0.3	0.5	61
Convenience Stores	1	0.5	1.7	31	80	0.2	1.7	12
Fishmongers	0	0.0	0.1	0	0	0.0	0.1	0
Frozen Foods	2	1.0	0.3	338	810	2.0	0.9	239
Greengrocers	0	0.0	0.3	0	0	0.0	0.1	0
Grocers & Delicatessens	0	0.0	1.0	0	0	0.0	0.6	0
Health Foods	2	1.0	0.5	221	260	0.7	0.3	225
Markets	1	0.5	0.1	363	510	1.3	0.9	142
Off Licences	1	0.5	0.4	121	70	0.2	0.3	70
Shoe Repairs & Key Cutting	1	0.5	0.4	124	40	0.1	0.1	84
Supermarkets	2	1.0	0.8	125	8,100	20.3	8.9	229
Total Convenience	16	8.1	9.2	88	10,320	25.9	15.4	169
Comparison								
Antique Shops	0	0.0	0.4	0	0	0.0	0.2	0
Art & Art Dealers	0	0.0	0.6	0	0	0.0	0.4	0
Booksellers	2	1.0	0.5	207	200	0.5	0.4	119
Carpets & Flooring	2	1.0	0.5	192	390	1.0	0.5	188
Catalogue Showrooms	1	0.5	0.1	423	480	1.2	0.4	280
Charity Shops	12	6.1	2.7	226	1,000	2.5	1.9	135
Chemist & Drugstores	1	0.5	1.1	45	170	0.4	1.5	28
Childrens & Infants Wear	0	0.0	0.4	0	0	0.0	0.3	0
Clothing General	2	1.0	1.7	61	140	0.4	3.3	11
Crafts, Gifts, China & Glass	1	0.5	1.6	31	70	0.2	0.8	21
Cycles & Accessories	2	1.0	0.2	423	160	0.4	0.2	211
Department & Variety Stores	0	0.0	0.5	0	0	0.0	4.9	0
DIY & Home Improvement	2	1.0	0.7	147	810	2.0	1.0	195
Electrical & Other Durable Goods	5	2.5	1.1	225	430	1.1	0.9	121
Florists	2	1.0	0.6	161	130	0.3	0.2	142
Footwear	1	0.5	0.9	55	200	0.5	0.8	62
Furniture Fitted	3	1.5	0.4	371	580	1.5	0.4	404
Furniture General	1	0.5	0.8	64	300	0.8	1.3	59
Gardens & Equipment	0	0.0	0.1	0	0	0.0	0.1	0
Greeting Cards	2	1.0	0.7	149	180	0.5	0.5	94
Hardware & Household Goods	6	3.0	1.3	232	1,550	3.9	2.9	135
Jewellery, Watches & Silver	2	1.0	1.6	65	130	0.3	0.7	45
Ladies & Mens Wear & Acc.	0	0.0	1.6	0	0	0.0	2.3	0
Ladies Wear & Accessories	1	0.5	1.9	27	150	0.4	1.5	25
Leather & Travel Goods	0	0.0	0.1	0	0	0.0	0.1	0
Mens Wear & Accessories	1	0.5	0.7	75	180	0.5	0.6	78
Music & Musical Instruments	0	0.0	0.1	0	0	0.0	0.1	0
Music & Video Recordings	0	0.0	0.2	0	0	0.0	0.1	0
Newsagents & Stationers	3	1.5	0.6	246	180	0.5	0.7	69
Office Supplies	0	0.0	0.0	0	0	0.0	0.0	0
Other Comparison Goods	2	1.0	0.9	119	120	0.3	0.7	46
Photographic & Optical	0	0.0	0.1	0	0	0.0	0.0	0
Secondhand Goods, Books, etc.	0	0.0	0.3	0	0	0.0	0.2	0
Sports, Camping & Leisure Goods	1	0.5	0.7	77	130	0.3	1.0	33
Telephones & Accessories	2	1.0	1.4	73	120	0.3	0.7	45
Textiles & Soft Furnishings	1	0.5	0.6	81	40	0.1	0.5	22
Toiletries, Cosmetics & Beauty Products	1	0.5	1.0	50	230	0.6	0.9	61
Toys, Games & Hobbies	0	0.0	0.7	0	0	0.0	0.6	0
Vehicle & Motorcycle Sales	1	0.5	0.2	212	160	0.4	0.5	85
Vehicle Accessories	0	0.0	0.2	0	0	0.0	0.2	0
Total Comparison	60	30.5	29.8	102	8,230	20.6	34.1	61
Retail Services								
Clothing & Fancy Dress Hire	0	0.0	0.1	0	0	0.0	0.0	0
Dry Cleaners & Launderettes	0	0.0	0.7	0	0	0.0	0.3	0
Filling Stations	0	0.0	0.2	0	0	0.0	0.1	0
Health & Beauty	18	9.1	9.4	97	1,270	3.2	3.6	89
Opticians	4	2.0	1.3	154	310	0.8	0.7	105
Other Retail Services	1	0.5	0.7	78	160	0.4	0.4	96
Photo Processing	1	0.5	0.1	423	50	0.1	0.1	251
Photo Studio	1	0.5	0.1	363	160	0.4	0.1	669
Post Offices	1	0.5	0.5	102	130	0.3	0.4	82
Repairs, Alterations & Restoration	1	0.5	0.3	169	40	0.1	0.1	100
Travel Agents	3	1.5	0.8	193	330	0.8	0.4	197
TV, Cable and Video Rental	0	0.0	0.1	0	0	0.0	0.0	0
Vehicle Rental	0	0.0	0.1	0	0	0.0	0.1	0
Vehicle Repairs & Services	2	1.0	0.5	212	1,160	2.9	0.6	455
Video Tape Rental	0	0.0	0.0	0	0	0.0	0.0	0
Total Retail Services	32	16.2	14.9	109	3,610	9.1	6.9	131
Other Retail								
Other Retail Outlets	0	0.0	0.1	0	0	0.0	0.1	0
Total Other Retail	0	0.0	0.1	0	0	0.0	0.1	0
Leisure Services								
Bars & Wine Bars	1	0.5	1.9	27	90	0.2	2.2	10
Bingo & Amusements	2	1.0	0.4	260	250	0.6	0.8	76
Cafes	10	5.1	4.7	107	900	2.3	2.7	85
Casinos & Betting Offices	3	1.5	1.4	110	450	1.1	1.1	104
Cinemas, Theatres & Concert Halls	0	0.0	0.3	0	0	0.0	1.8	0
Clubs	1	0.5	0.6	86	390	1.0	1.0	95
Disco, Dance & Nightclubs	0	0.0	0.2	0	0	0.0	0.4	0
Fast Food & Take Away	11	5.6	5.8	96	1,010	2.5	2.9	89
Hotels & Guest Houses	1	0.5	0.8	68	1,110	2.8	2.2	127
Public Houses	5	2.5	2.6	97	1,980	5.0	3.5	142
Restaurants	5	2.5	4.7	54	880	2.2	4.2	52
Sports & Leisure Facilities	3	1.5	1.0	159	1,710	4.3	2.6	163
Total Leisure Services	42	21.3	24.3	88	8,770	22.0	25.4	87
Financial and Business Services								
Building Societies	1	0.5	0.4	121	150	0.4	0.3	118
Building Supplies & Services	2	1.0	0.5	203	920	2.3	0.4	537
Business Goods & Services	0	0.0	0.0	0	0	0.0	0.0	0
Employment & Careers	1	0.5	0.4	118	180	0.5	0.2	188
Financial Services	2	1.0	1.3	79	70	0.2	0.7	24
Legal Services	1	0.5	1.1	47	130	0.3	0.8	42
Other Business Services	1	0.5	0.4	137	30	0.1	0.4	18
Printing & Copying	1	0.5	0.3	188	170	0.4	0.2	284
Property Services	5	2.5	3.5	73	360	0.9	1.8	49
Retail Banks	9	4.6	2.2	211	1,780	4.5	2.6	173
Total Financial and Business Services	23	11.7	10.0	117	3,790	9.5	7.5	127
Vacant								
Vacant Retail/Service	24	12.2	11.5	106	5,140	12.9	10.2	126
Total Vacant	24	12.2	11.5	106	5,140	12.9	10.2	126
Total	197	100.0	100.0	100	39,860	100.0	100.0	100

Source: Experian Goad Survey July 2017, WYG Survey 2 August 2018

¹ Re-categorised by WYG based on Experian Goad Main Town Centre Uses

² UK Average Figures, Experian Goad, May 2018