

# Arbroath Floorspace Survey



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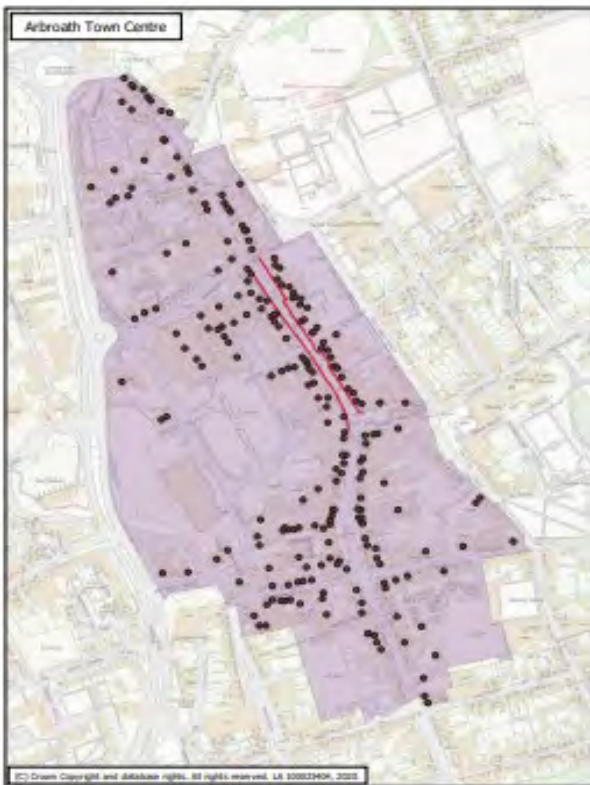
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# ARBROATH FLOORSPACE SURVEY



## Town Centre & Core Retail Area

The map shows the defined Town Centre, as shown in the Angus Local Development Plan 2016, within the greyed-out area.

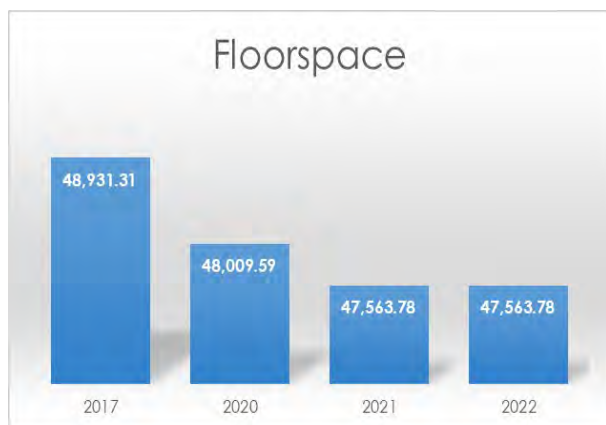
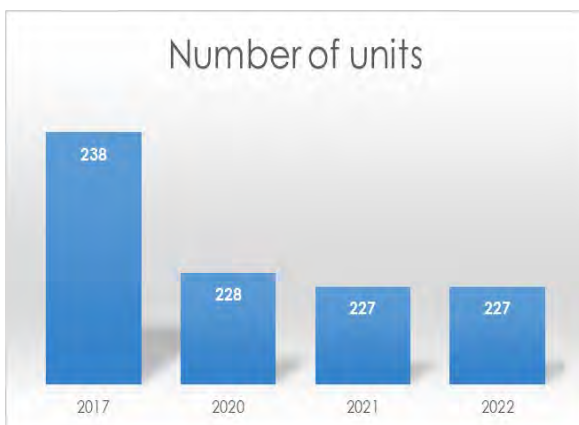
The Arbroath Town Centre Core Retail area is also shown on the map identified by the red line.

All points shown on the map relate to commercial properties which have been subject to the floorspace survey.

## TOWN CENTRE SURVEY SUMMARY

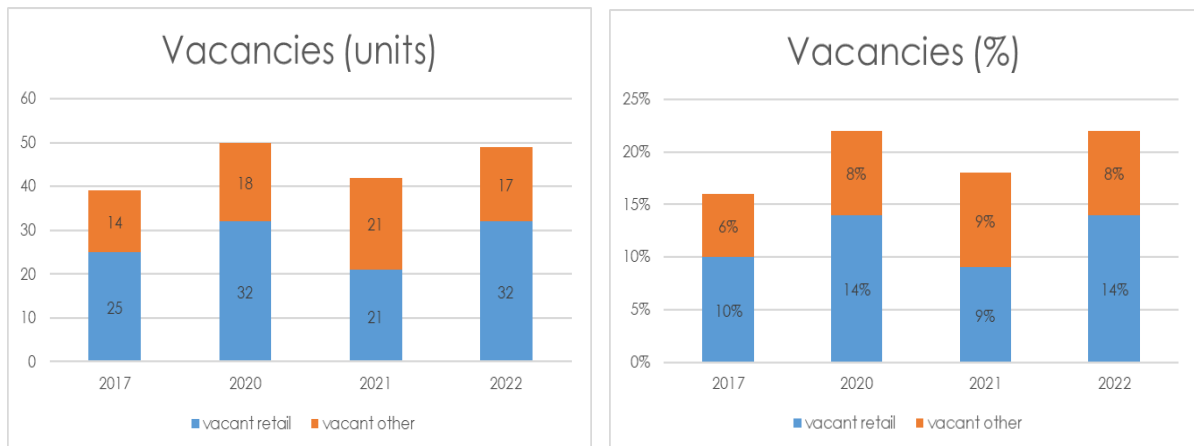
### Unit numbers & Floorspace

The total number of units have decreased from 238 units recorded in 2017 to 227 units in 2022. Floorspace has also decreased from 48,931.31 in 2017 to 47,563.78 in 2022. The reduction of units results from businesses no longer within the scope of the survey.



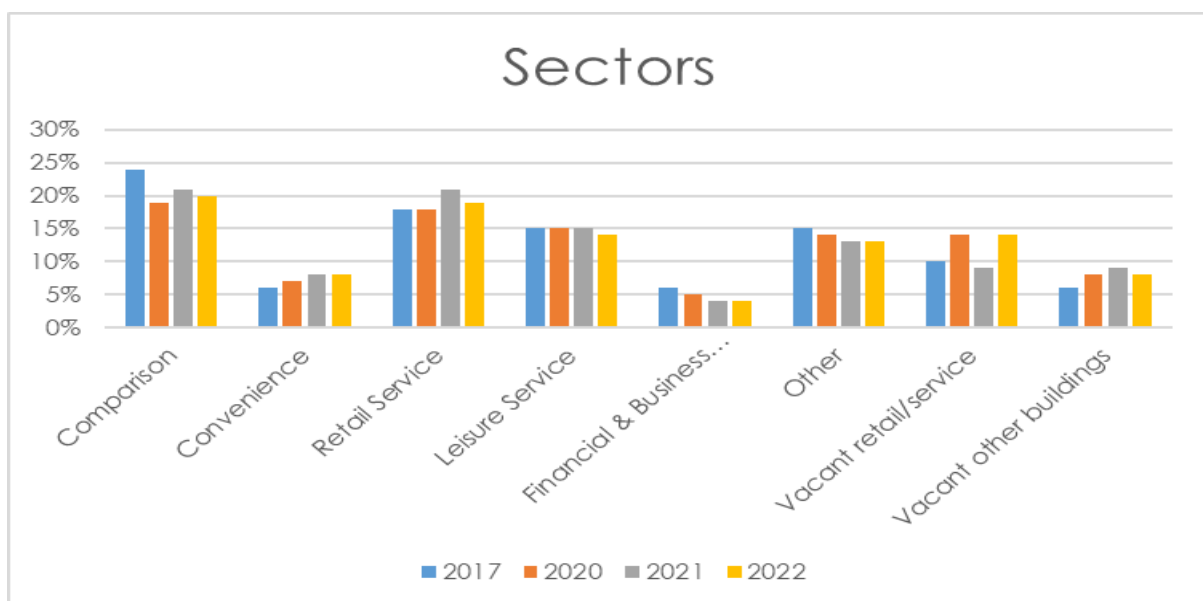
## Vacancies

The total number of vacant units peaked in 2020 where it reached a total of 50; however, occupancy rates began to recover in 2021 with 42 vacancies recorded. Vacancy rates increased again in 2022 to 49 units. Similar trends are noted in the percentage of vacancies, which at 22%, are at the same level in 2020 and 2022, despite a reduction in vacancies in 2021 to 18%.



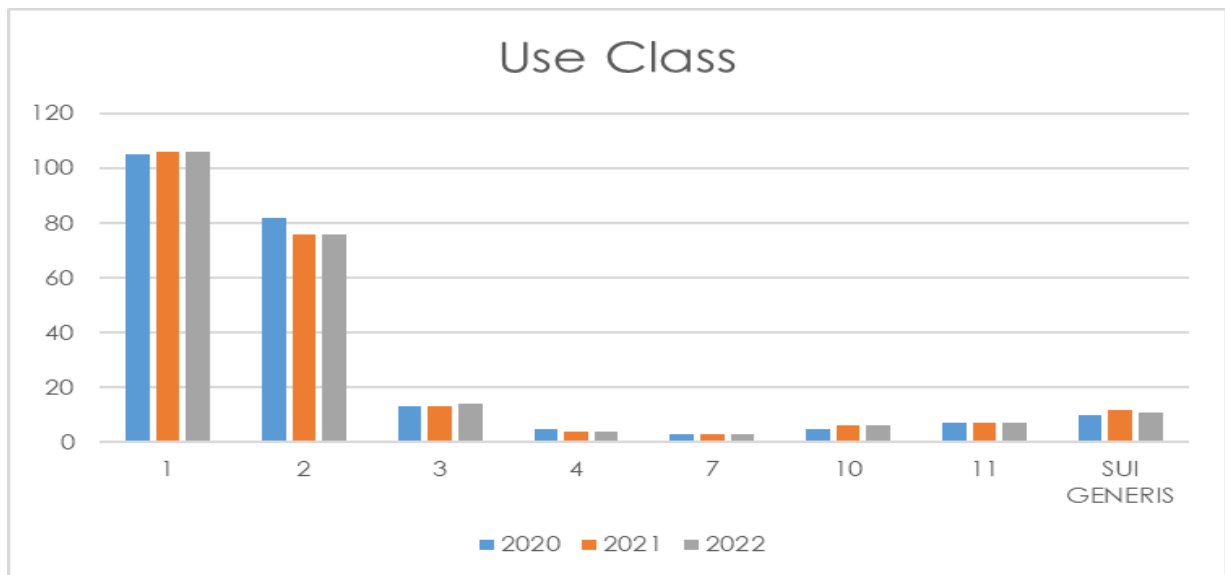
## Sectors

Comparison retail and retail service have maintained a strong presence in Arbroath, with leisure service being the third most prominent sector. Although comparison retail decreased between 2017 & 2020, it increased in 2021 before falling again in 2022. Retail service increased from 2017, with a small decrease in 2022.

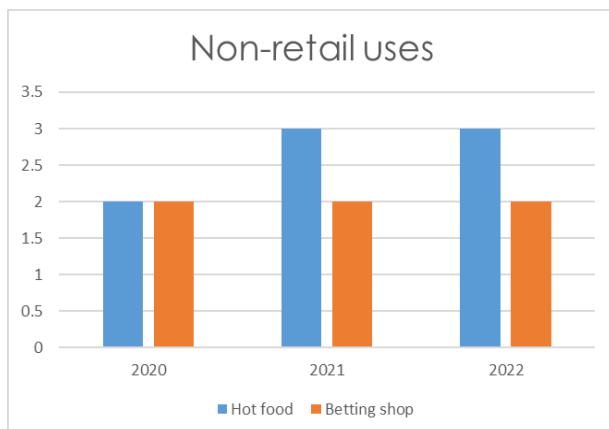


## Use Class

Class 1: Shops have maintained the strongest presence, closely followed by Class 2: Financial, professional, and other services across the 2020- 2022 period.



## Non-retail use clusters



There are 3 hot food take-aways in the town centre. During the period 2020-2022 there has been an increase of 1 hot food takeaway in the town centre.

There are 2 betting shops in the town centre, with no increase in the period 2020-2022.

## Change of use applications proposing residential development

There have been no applications consented in Arbroath Town centre for change of use to residential properties between 2020 and 2022.

## Retail exceeding 1000m2

There are currently 5 units in the town centre which exceed 1000m2 and are all currently occupied.

<b>Business</b>	<b>Type</b>	<b>Size</b>
Lidl	Supermarket	1286
Home Bargains	Retail	1096
Harrisons	Retail	2208
Pert	Retail	1022
Nickel N Dime	Retail	1878

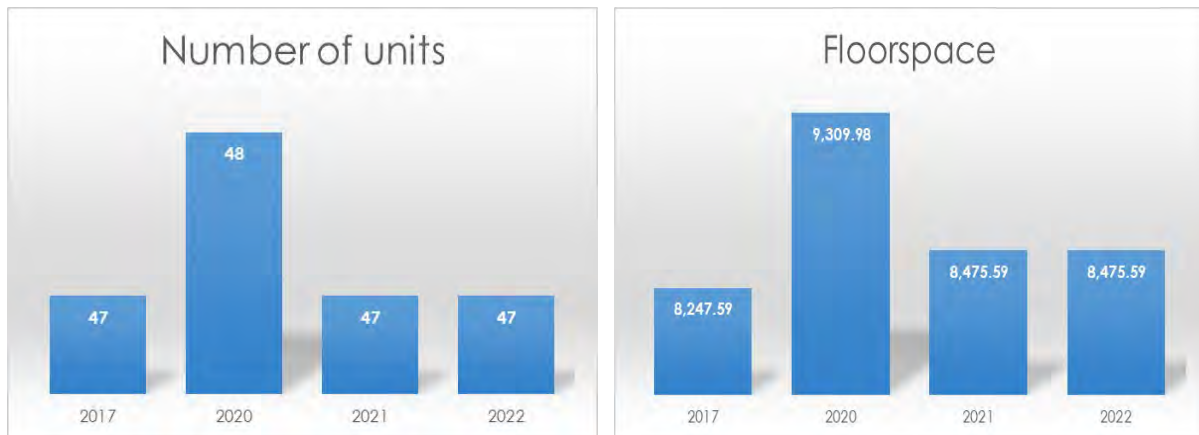
In addition, there are 4 units which exceed 1000m2 within the Arbroath development boundary, out with the town centre, which are all currently occupied.

<b>Business</b>	<b>Type</b>	<b>Size</b>
Asda	Supermarket	5200
Morrisons	Supermarket	4590
Tesco	Supermarket	3500
Pets at home, B&Q & Halfords	Retail	2060

## ARBROATH CORE RETAIL AREA SUMMARY (TOWN CENTRE)

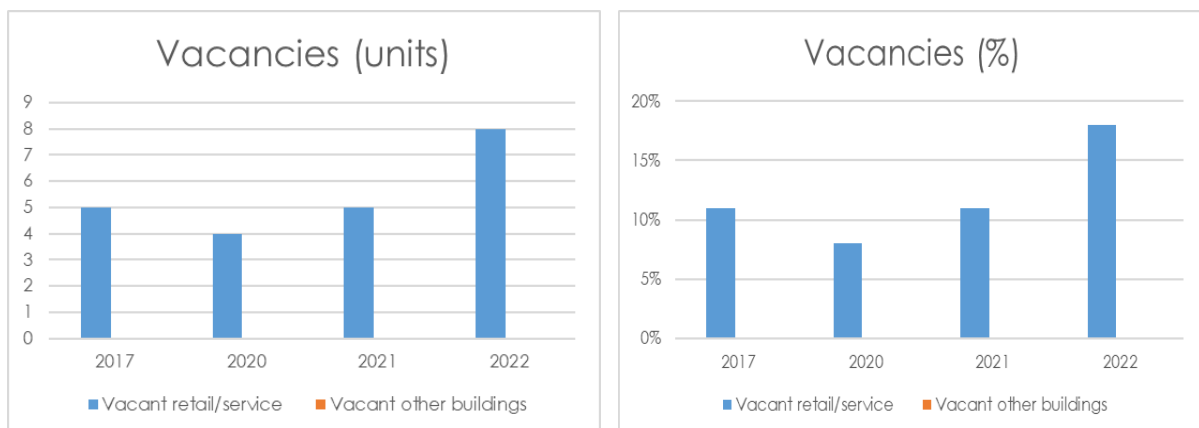
### Unit numbers & Floorspace

The total number of units remains consistent between in 2017, 2021 & 2022 at 48 units, as does the floorspace of 8475.59. However, an increase of 1 unit was noted in 2020, before decreasing again in 2021.



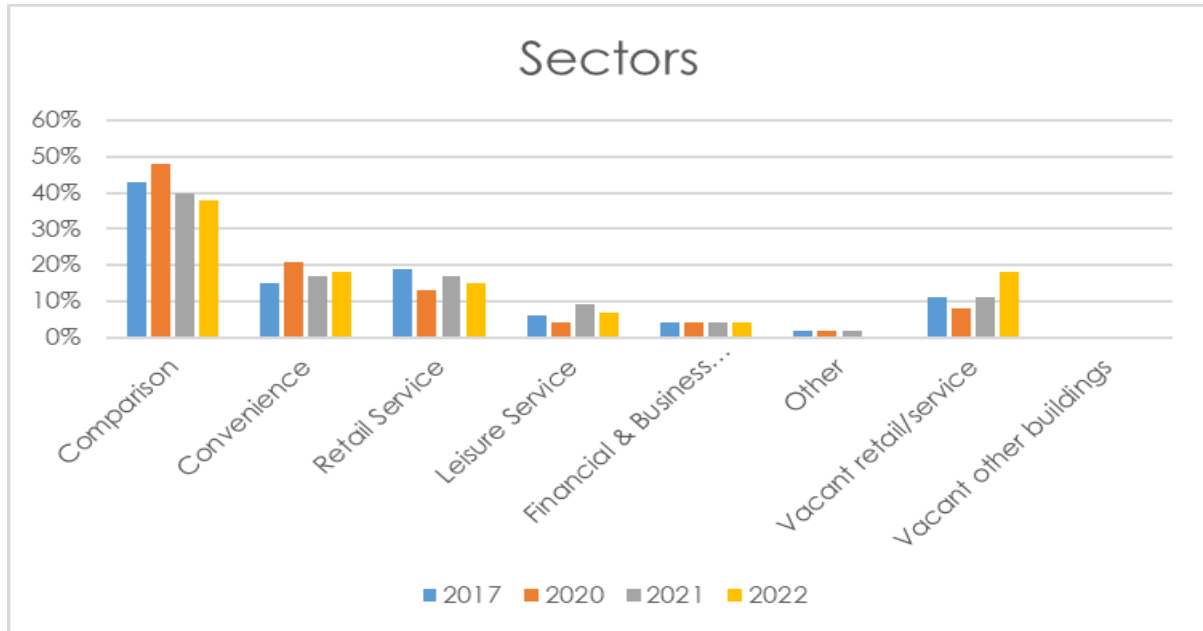
### Vacancies

Vacancy rates remained fairly consistent between 2017 & 2021, with a small decrease in 2020. However, an increase of 3 units was observed in 2022. Similarly, the percentage vacancies have risen to 18% in 2022.



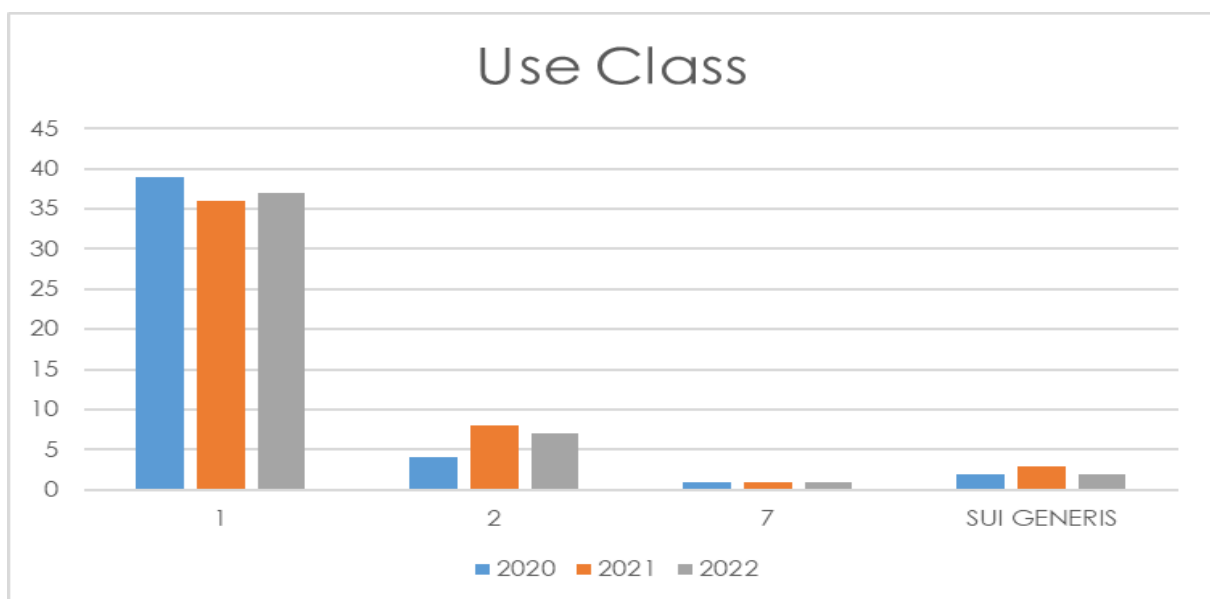
## Sectors

Comparison retail has maintained a strong presence in the Arbroath town centre core retail area despite a continuous decline in recent years, following a peak in 2020. Convenience retail and retail service also maintain a moderate presence in the core retail area.



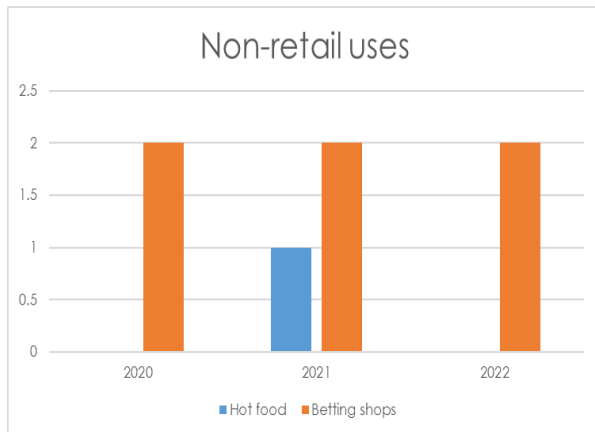
## Use Class

Class 1: Shops has maintained the strongest presence despite a small decrease in 2021, followed by Class 2: Financial and professional services, which increased slightly in 2021, before falling again in 2022.





## Non-retail use clusters



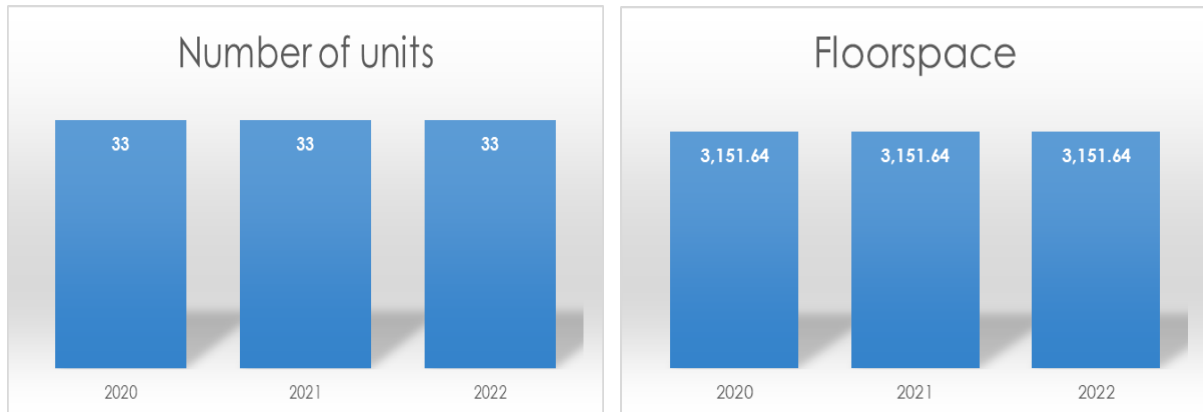
There are 2 betting shops in the core retail area. During the period 2020–2022 there has been no increase of betting shops in the core retail area.

No hot food takeaways were observed in 2020, however 1 was observed in 2021 reducing to 0 again in 2022.

## ARBROATH CORE RETAIL AREA SUMMARY (WEST PORT)

### Unit numbers & Floorspace

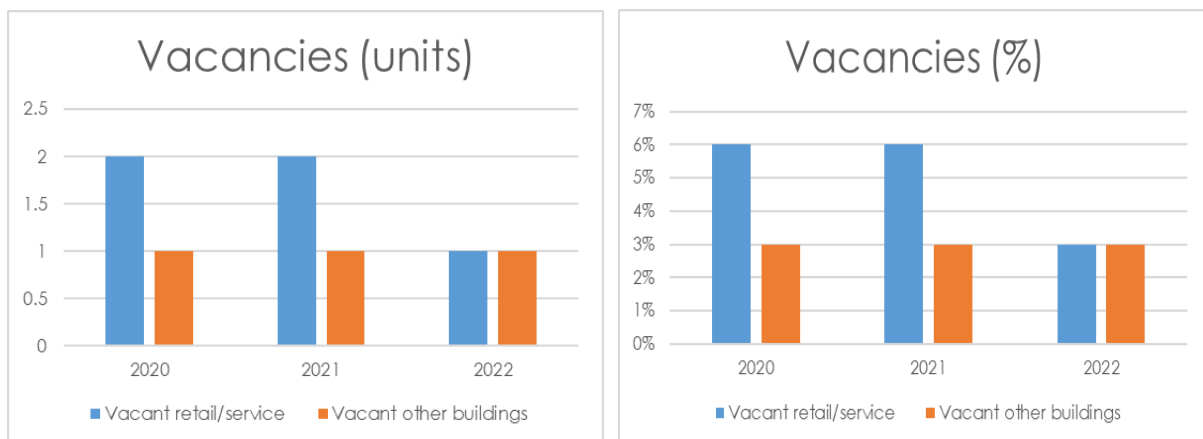
The total number of units remains consistent between 2017-2022 at 33 units, as does the floorspace of 3,151.64.



2017 data is unavailable as this did not previously form part of the survey

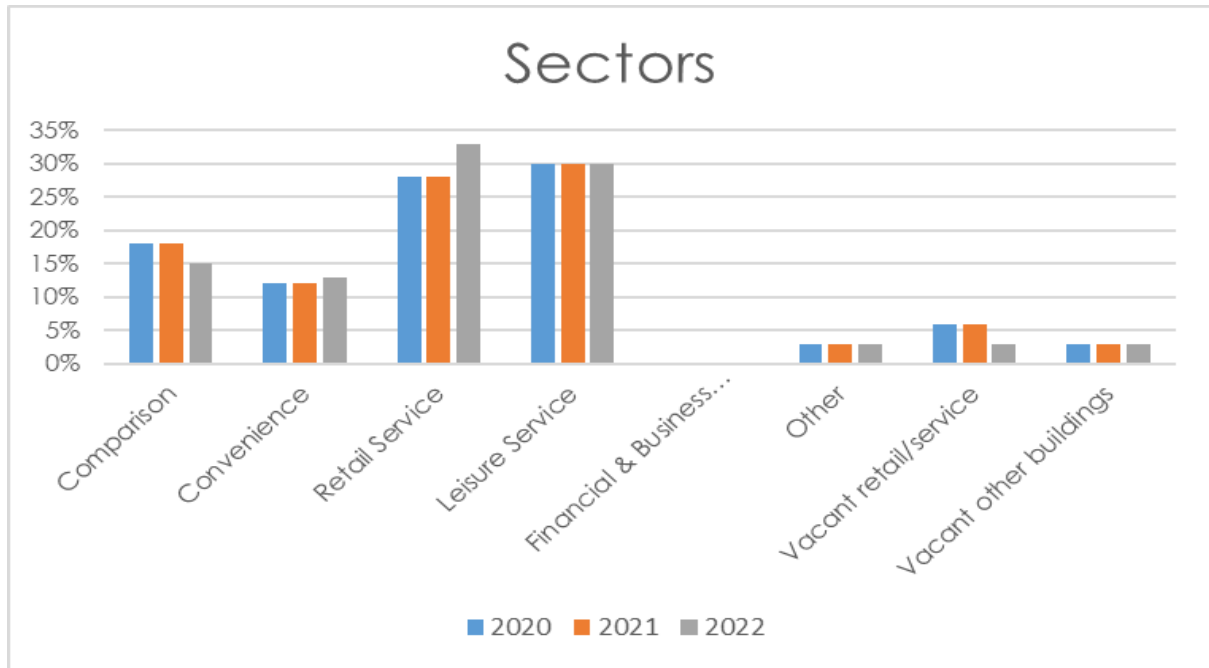
### Vacancies

Vacancy rates remained the same in 2020 & 2021, however in 2022 they reduced by 1 unit. Similarly, percentage rates remained the same in 2020 & 2021, reducing in 2022.



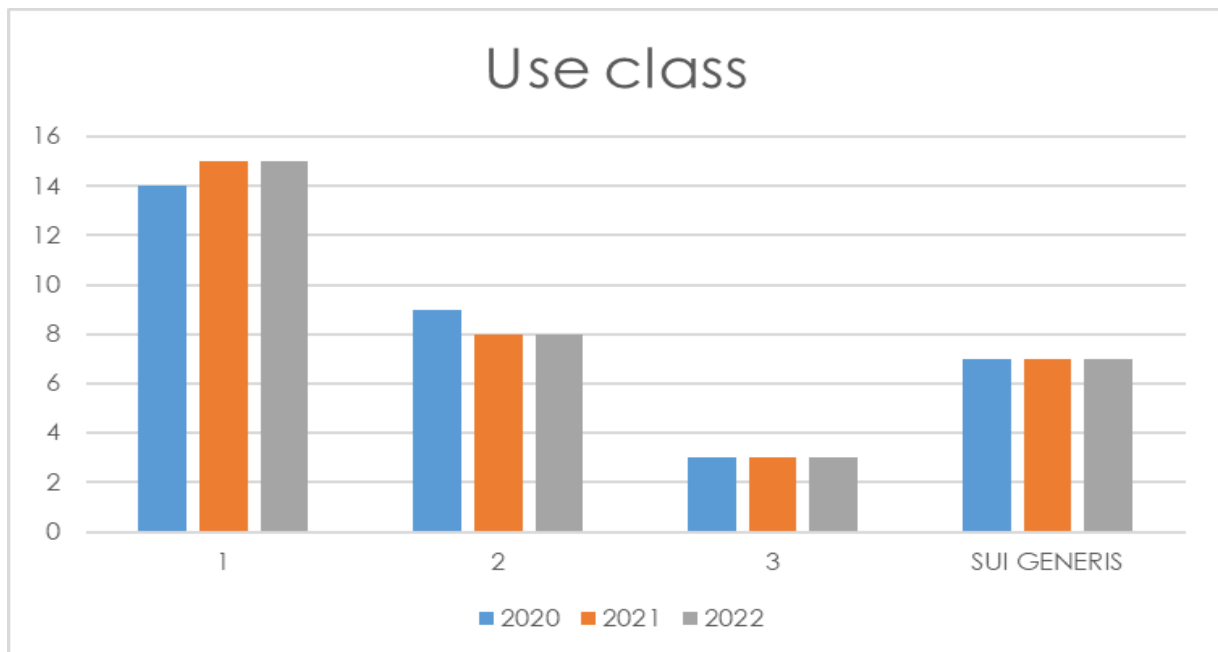
## Sectors

Retail service had the strongest presence in 2022, following an increase in the 2021-2022 period. Leisure service also maintains a strong presence in the core retail area.

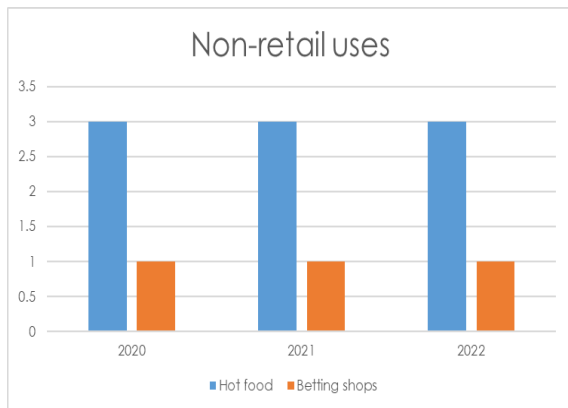


## Use Class

Class 1: Shops has maintained the strongest presence, followed by Class 2: Financial & professional services, despite a small decrease in 2021.



## Non-retail use clusters



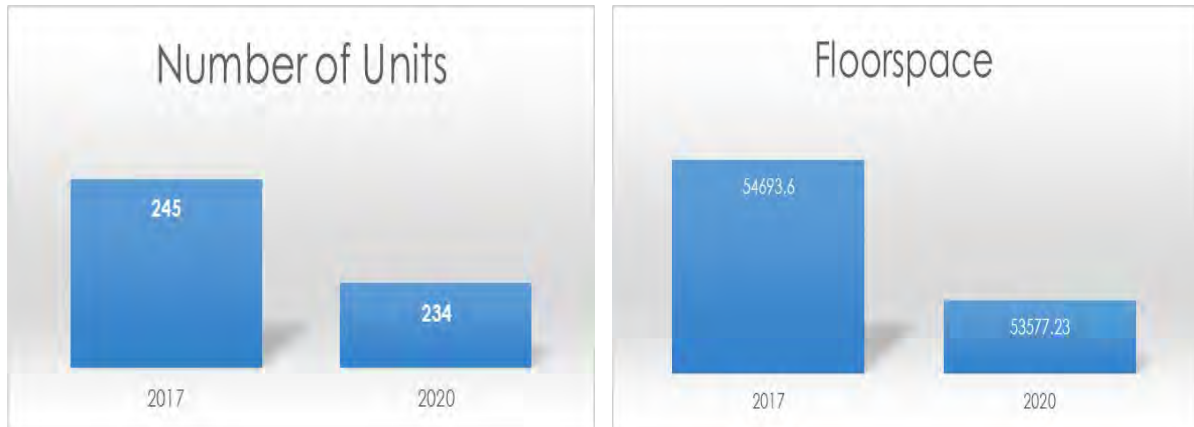
There are 3 hot food takeaways and 1 betting shop in the core retail area.

During the period 2020 – 2022 there has been no increase of hot food takeaways or betting shops in the core retail area.

## ALL-TOWNS SURVEY SUMMARY

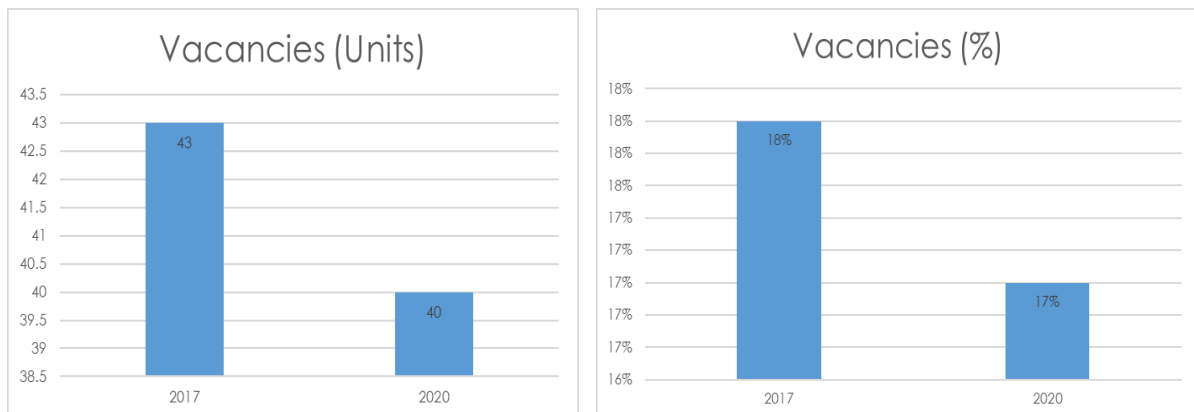
### Unit numbers & Floorspace

The total number of units have decreased from 245 units in 2017 to 234 units in 2020. Floorspace has also decreased from 54,693.6 in 2017 to 53,577.23 in 2020.



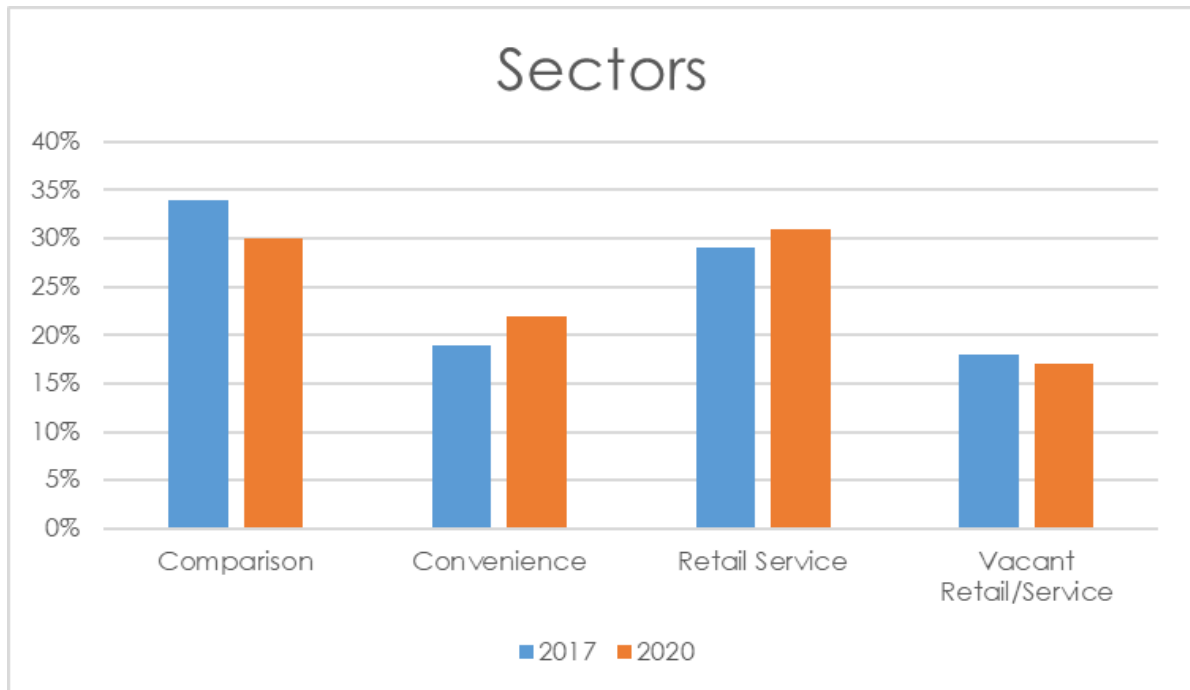
### Vacancies

Vacant retail and service units across the town decreased from 43 units in 2017 to 40 units in 2020. The percentage also decreased from 18% in 2017 to 17% in 2020.



## Sectors

Comparison retail has maintained a strong presence across the town; however, it has decreased between 2017 and 2020. Retail service & convenience have increased from 2017 to 2020, and vacancies have decreased from 2017 to 2020.



## GLOSSARY

### **Angus Local Development Plan 2016**

Angus Council's adopted plan of how Angus should develop from 2016-2026, directing development to the right locations

### **All-town**

The survey area which includes everywhere within a development boundary, excluding the town centre and core retail area

### **All town surveys**

A survey undertaken in the all-town area, which monitors retail-based activity within a defined time period

### **Comparison retail**

A defined sector used by the Scottish Assessor which includes shops that sell goods such as clothing, electrical goods, hardware & homeware

### **Convenience retail**

A defined sector used by the Scottish Assessor which includes shops that sell everyday items, such as food & drink, newspapers, and tobacconists

### **Core retail area**

An area defined in the Angus Local Development Plan 2016, which identifies where there is a high level of retail which is protected to maintain vibrancy

### **Core retail area survey**

A survey undertaken within the defined core retail area to monitor business activity within a defined period of time

### **Development boundary**

An identified settlement boundary in the Angus Local Development Plan 2016

### **Financial & Business services**

A defined sector used by the Scottish Assessor which includes banks & building societies and property services

### **Goal Code**

A code allocated by the Scottish Assessor to identify types of businesses

### **Leisure**

A defined sector used by the Scottish Assessor which includes public houses, hotels & guest houses, cafes, restaurants & takeaways, sports & leisure

### **National Planning Framework 4 (NPF4)**

a long-term plan looking to 2045, that guides spatial development, sets out national planning policies, designates national development and highlights regional spatial priorities. Since its adoption of 13<sup>th</sup> February 2023, it now forms part of the development plan, and influences planning decisions across Scotland

**Non-retail clusters**

a term set out in National Planning Framework 4 (NPF4) which refers to concentrations of businesses which may have a negative impact on the wellbeing of residents. These include hot food takeaways, betting shops and payday loan shops

**Other uses**

A defined sector used by the Scottish Assessor which includes offices, government buildings, information & advice services

**Retail services**

A defined sector used by the Scottish Assessor which includes hairdressers, nail & beauty salons, post offices, shoe & clothing repairs businesses

**Scottish Assessors Association Non-Domestic Valuation Roll**

Information sourced from the Scottish Assessor which provides details of the size, location and the type businesses operating

**Sector**

A classification provided by the Scottish Assessor which identifies a set of businesses, characterised by GOAD code, which are grouped into similar types of businesses

**Town Centre**

As defined by the Angus Local Development Plan 2016, which shows the area where the high levels of activity are expected to occur

**Town Centre Survey**

A survey undertaken within the defined town centre boundary, as set out in the Angus Local Development Plan 2016, to monitor activity within this area

**Use Class**

Use is categorised in accordance with The Town and Country Planning (Use Classes) (Scotland) Order 1997

**Vacant retail**

Unoccupied retail units

**Vacant other**

Unoccupied units which are not considered retail units



# APPENDIX

## ARBROATH TOWN CENTRE SURVEY

GOAD CODE	CLASSIFICATION	COMPARISON	CONVENIENCE	RETAIL SERVICE	LEISURE SERVICE	FINANCIAL & BUSINESS SERVICE	NUMBER OF UNITS (2017)	FLOORSPACE (2017)	NUMBER OF UNITS (2020)	FLOORSPACE (2020)	NUMBER OF UNITS (2021)	FLOORSPACE ((2021)	NUMBER OF UNITS (2022)	FLOORSPACE (2022)
101	Antique Shops	✓					1	69.01						
102	Art & Art Dealers	✓					1	34.4						
103	Carpets & Flooring	✓												
104	DIY & Home Improvement	✓												
105	Electrical & Other Durable Goods	✓					3	341.14	2	238.63	4	481.18	4	481.18
106	Furniture Fitted	✓							1	107.26	1	107.26	1	107.26
107	Furniture General	✓					4	3404.78	3	3595.22	3	3595.22	3	3595.22
108	Gardens & Equipment	✓												
109	Hardware & Household Goods	✓					6	4,318.79	6	4,318.79	5	4231.29	5	4231.29
110	Textiles & Soft Furnishings	✓					2	132.89						
111	Booksellers	✓												
112	Cycles & Accessories	✓					2	198.16	1	90.9	1	90.9	1	90.9
113	Music & Musical Instruments	✓					1	55.74	1	55.74	1	55.74	1	55.74
114	Music & Video Recordings	✓												
115	Photographs & Optical	✓												
116	Sports, Camping & Leisure Goods	✓					1	93.84	1	93.84	1	93.84	1	93.84
117	Toys, Games & Hobbies	✓					1	94.94						
118	Catalogue Showrooms	✓					1	755.41	1	755.41	1	755.41	1	755.41
119	Charity Shops	✓					9	1492.37	6	856.74	7	930.55	6	852.26
120	Department & Variety Stores	✓												
121	Second-hand Goods, Books Etc	✓											2	238.3
122	Children & Infants Wear	✓									1	94.94		
123	Clothing General	✓					4	684.74	3	584.87	2	524.81	4	906.09
124	Footwear	✓					2	283.29	2	283.29	2	283.29	1	74.06
125	Ladies & Men's Wear & Accessories	✓									1	705.41	1	705.41
126	Ladies Wear & Accessories	✓					4	1273.78	2	305.65	1	30.29	1	30.29
127	Men's Wear & Accessories	✓					3	541.71	3	456.17	2	375.62		
128	Craft, Gifts, China & Glass	✓					3	166.2	2	127.95	3	268.79	3	195.78
129	Jewellery, Watches & Silver	✓					2	188.56	3	245.31	2	188.56	2	188.56

130	Leather & Travel Goods	✓											
131	Telephones & Accessories	✓				1	74.59	1	74.59	1	74.59	1	74.59
132	Office Supplies	✓											
133	Other Comparison Goods	✓											
134	Vehicle Accessories	✓											
201	Bakers & Confectioners		✓			3	300.49	4	392.03	4	392.03	4	392.03
202	Butchers		✓			1	84.59	1	84.59	1	84.59	1	84.59
203	Fishmongers		✓			1	102.38	1	186.08	1	186.08	1	186.08
204	Frozen Food		✓			1	295.33	1	295.33	1	295.33	1	295.33
205	Greengrocers		✓										
206	Grocers & Delicatessens		✓			2	167.28	2	108.9	3	209.5	4	250.04
207	Off Licences		✓										
208	Supermarkets		✓			1	1286	1	1286	1	1286	1	1286
209	Confectionary, Tobacco & News		✓			2	302.44	3	355.51	3	355.51	3	355.61
210	Convenience Stores		✓			1	530.63	2	570	2	570	1	39.37
211	Health Foods		✓			1	327.86	1	327.86	1	327.86	1	327.86
212	Markets		✓										
213	Newsagents & Stationers		✓			1	961.47	1	961.47	1	961.47	1	961.47
214	Other Retail Outlets			✓		4	444.46	3	257.48	2	183.67	2	183.67
215	Florists	✓				2	133.16	1	81.84	3	320.14	1	81.84
216	Greeting Cards	✓				1	246.79	2	281.19	2	281.19	2	281.19
301	Building Societies				✓								
302	Financial Services				✓	4	533.03	2	263.05	2	263.95	2	263.95
303	Retail Banks				✓	5	1405.70	4	1231.4	4	1231.4	4	1231.4
304	Business Goods & Services				✓	1	132.4	1	132.4				
305	Other Business Services				✓	1	63.04	1	63.04	1	63.04	1	63.04
306	Printing & Copying				✓								
307	Property Services				✓	4	825.31	2	578.39	2	578.39	2	578.39
401	Educational Institutions												
402	Emergency Services					1	1283	1	1283	1	1283	1	1283
403	Employment & Careers			✓									
404	Information & Advice Centres					3	275.91	1	109.11	1	109.11	1	109.11
405	Libraries, Museums & Art Galleries				✓								
406	Post Offices			✓		1	257.6	1	257.6	1	257.6	1	257.6
407	Legal Services				✓								
408	Government & Municipal Buildings					5	827.35	1	327.67	1	327.67	1	327.67
501	Taxi & Mini cabs					2	65.58	2	65.58	2	65.58	2	65.58
502	Vehicle Rental			✓									
503	Transport Facilities												
504	Vehicle Repairs & Services			✓		1	331.6	3	479.79	2	366.94	2	366.94
505	Filling Stations			✓									
601	Bars & Wine Bars				✓								
602	Bingo & Amusements				✓	2	391.86	1	300.00	1	300	2	391.86

603	Casino & Betting Offices				✓		2	427.7	2	427.7	2	427.7	2	427.7
604	Cinemas, Theatres & Concert Halls				✓		1	2143.3	1	2143.3	1	2134.3	1	2134.3
605	Disco, Dance & Nightclubs				✓		1	200	1	200	1	200	1	200
606	Health & Beauty				✓		27	1913.28	27	1690.54	31	1997.65	28	1836.89
607	Photo Studio				✓		1	71.29	1	71.29	1	71.29	1	71.29
608	Public Houses				✓		6	563	6	673	5	522.75	5	522.75
609	Restaurants				✓		5	1057.82	7	1231.96	7	1231.96	6	1191.96
610	Toiletries, Cosmetics & Beauty	✓					2	586.71	2	586.71	2	586.71	2	586.71
611	Travel Agents				✓		2	163.76	2	163.76	1	86.61	1	86.61
612	TV, Cable & Video Rental				✓									
613	Clubs				✓		1	311.88	2	641.26	1	311.88	1	311.88
614	Hotels & Guest Houses				✓		5	1833.6	2	1062.19	3	1134.7	3	1134.7
615	Sports & Leisure Facilities				✓		2	406.2	4	769.44	4	769.44	4	769.44
616	Cafes				✓		7	528.99	5	375.67	5	375.67	3	319.32
617	Clothing & Fancy-Dress Hire				✓									
618	Dry Cleaners & Laundrettes				✓									
619	Fast Food & Take Away				✓		3	105.71	3	221.19	4	301.74	4	261.19
620	Other Retail Services				✓				2	219.38	3	351.78	3	351.78
621	Photo Processing				✓									
622	Repairs, Alterations & Restorations				✓		1	69.2	1	69.2	1	69.2	1	69.2
623	Shoe Repairs & Key Cutting				✓		2	58.07	2	58.07	2	58.07	2	58.07
701	Works, Warehouses & Factories								1	68.4	1	68.4	1	68.4
702	Offices						15	2549.89	13	2738.89	15	2877.81	16	3008.6
801	Chemists & Drugstores	✓					2	1091.08	2	1091.08	2	1091.08	2	1091.08
802	Medical Services						4	1126.19	8	1461.29	6	1261.29	6	1261.29
803	Opticians				✓		3	339.8	2	80.54	3	385.56	3	385.56
901	Entrance & Stores						4	287.95	1	337.4	1	337.4	1	337.4
902	Religious Institutions								1	257.07	1	257.07	1	257.07
903	Vehicle & Motorcycle Sales	✓												
1001	Vacant Retail/Service						25	3492.82	32	5027.11	21	3501.11	32	4936.91
1002	Vacant Other Buildings						14	3322.47	18	3969.87	21	3964.87	17	3563.98
1101	Building Supplies & Services													
1102	Wholesalers				✓									
							<b>238</b>	<b>48931.31</b>	<b>228</b>	<b>48009.59</b>	<b>227</b>	<b>47,563.78</b>	<b>227</b>	<b>47,563.78</b>

## ARBROATH TOWN CENTRE SUMMARY

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	58	24%	16262.08	33%	44	19%	14143.68	29%
Convenience	14	6%	4358.47	9%	17	7%	4567.77	10%
Retail Service	42	18%	3649.06	8%	42	18%	3347.65	7%
Leisure Service	35	15%	7961.06	16%	34	15%	8036.71	17%
Financial & Business	15	6%	2959.48	6%	10	5%	2268.28	5%
Other	35	15%	6925.87	14%	31	14%	6648.52	14%
Vacant Retail/Service	25	10%	3492.82	7%	32	14%	5027.11	10%
Vacant Other Buildings	14	6%	3322.47	7%	18	8%	3969.87	8%
	<b>238</b>	<b>100%</b>	<b>48931.31</b>	<b>100%</b>	<b>228</b>	<b>100%</b>	<b>48009.59</b>	<b>100%</b>

SECTOR	2021				2022			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	48	21%	15166.81	32%	45	20%	14717	31%
Convenience	18	8%	4668.37	10%	18	8%	4178.28	9%
Retail Service	47	21%	3828.37	8%	44	19%	3667.61	8%
Leisure Service	34	15%	7710.14	16%	32	14%	7665.1	16%
Financial & Business	9	4%	2136.78	5%	9	4%	2136.78	4%
Other	29	13%	6587.33	14%	30	13%	6698.12	14%
Vacant Retail/Service	21	9%	35011.11	7%	32	14%	4936.91	10%
Vacant Other Buildings	21	9%	3964.87	8%	17	8%	3563.98	8%
	<b>227</b>	<b>100%</b>	<b>47563.78</b>	<b>100%</b>	<b>227</b>	<b>100%</b>	<b>47563.78</b>	<b>100%</b>

## ARBROATH CORE RETAIL AREA STUDY (TOWN CENTRE)

GOAD CODE	CLASSIFICATION	COMPARISON	CONVENIENCE	RETAIL SERVICE	LEISURE SERVICE	FINANCIAL & BUSINESS SERVICE	NUMBER OF UNITS (2017)	FLOORSPACE (2017)	NUMBER OF UNITS (2020)	FLOORSPACE (2020)	NUMBER OF UNITS (2021)	FLOORSPACE (2021)	NUMBER OF UNITS (2022)	FLOORSPACE (2022)
101	Antique Shops	✓												
102	Art & Art Dealers	✓												
103	Carpets & Flooring	✓												
104	DIY & Home Improvement	✓												
105	Electrical & Other Durable Goods	✓						1	208.77	1	208.77	1	208.77	
106	Furniture Fitted	✓												
107	Furniture General	✓												
108	Gardens & Equipment	✓												
109	Hardware & Household Goods	✓												
110	Textiles & Soft Furnishings	✓												
111	Booksellers	✓												
112	Cycles & Accessories	✓												
113	Music & Musical Instruments	✓												
114	Music & Video Recordings	✓												
115	Photographs & Optical	✓												
116	Sports, Camping & Leisure Goods	✓												
117	Toys, Games & Hobbies	✓												
118	Catalogue Showrooms	✓						1	755.41	1	755.41	1	755.41	
119	Charity Shops	✓						4	506.98	4	506.98	4	506.98	
120	Department & Variety Stores	✓												
121	Second-hand Goods, Books Etc	✓												
122	Children & Infants Wear	✓												
123	Clothing General	✓						3	584.87	1	24.03	2	104.58	
124	Footwear	✓						2	286.29	2	286.29	1	74.06	
125	Ladies & Men's Wear & Accessories	✓												
126	Ladies Wear & Accessories	✓												
127	Men's Wear & Accessories	✓						3	456.17	2	375.62			
128	Craft, Gifts, China & Glass	✓						1	72.27	1	72.27	2	140.1	
129	Jewellery, Watches & Silver	✓						3	245.31	2	188.56	2	188.56	
130	Leather & Travel Goods	✓												
131	Telephones & Accessories	✓						1	74.59	1	74.59	1	74.59	
132	Office Supplies	✓												

133	Other Comparison Goods	✓											
134	Vehicle Accessories	✓											
201	Bakers & Confectioners		✓				3	185.75	2	185.75	3	185.75	
202	Butchers		✓				1	84.59	1	84.59	1	84.59	
203	Fishmongers		✓										
204	Frozen Food		✓				1	295.33					
205	Greengrocers		✓										
206	Grocers & Delicatessens		✓				1	42.22	1	42.22	1	42.22	
207	Off Licences		✓										
208	Supermarkets		✓										
209	Confectionary, Tobacco & News		✓				2	208.72	1	102.61	1	102.61	
210	Convenience Stores		✓										
211	Health Foods		✓				1	327.86	1	327.86	1	327.86	
212	Markets		✓										
213	Newsagents & Stationers		✓				1	961.47	1	961.47	1	961.47	
214	Other Retail Outlets			✓									
215	Florists	✓											
216	Greeting Cards	✓					1	246.79	1	246.79	1	246.79	
301	Building Societies					✓							
302	Financial Services					✓							
303	Retail Banks					✓	1	254.4	1	254.4	1	254.4	
304	Business Goods & Services					✓							
305	Other Business Services					✓	1	63.04	1	63.04	1	63.04	
306	Printing & Copying					✓							
307	Property Services					✓							
401	Educational Institutions												
402	Emergency Services												
403	Employment & Careers			✓									
404	Information & Advice Centres												
405	Libraries, Museums & Art Galleries					✓							
406	Post Offices			✓									
407	Legal Services					✓							
408	Government & Municipal Buildings												
501	Taxi & Mini cabs												
502	Vehicle Rental			✓									
503	Transport Facilities												
504	Vehicle Repairs & Services			✓									
505	Filling Stations			✓									
601	Bars & Wine Bars					✓							
602	Bingo & Amusements					✓							
603	Casino & Betting Offices					✓	2	427.7	2	427.7	2	427.7	
604	Cinemas, Theatres & Concert Halls					✓							
605	Disco, Dance & Nightclubs					✓							

606	Health & Beauty			✓					3	304.82	2	427.7	2	427.7
607	Photo Studio			✓										
608	Public Houses				✓									
609	Restaurants				✓									
610	Toiletries, Cosmetics & Beauty	✓							2	586.71	2	586.71	2	586.71
611	Travel Agents			✓					1	86.61	1	86.61	1	86.61
612	TV, Cable & Video Rental			✓										
613	Clubs				✓									
614	Hotels & Guest Houses				✓				1	96.9	1	96.9	1	96.9
615	Sports & Leisure Facilities				✓									
616	Cafes				✓									
617	Clothing & Fancy-Dress Hire			✓										
618	Dry Cleaners & Laundrettes			✓										
619	Fast Food & Take Away				✓				1	80.55				
620	Other Retail Services			✓										
621	Photo Processing			✓										
622	Repairs, Alterations & Restorations			✓					1	69.2	1	69.2	1	69.2
623	Shoe Repairs & Key Cutting			✓					1	27.29	1	27.29	1	27.29
701	Works, Warehouses & Factories								1	68.4	1	68.4	1	68.4
702	Offices													
801	Chemists & Drugstores	✓							1	937.36	1	937.36	1	937.36
802	Medical Services													
803	Opticians			✓										
901	Entrance & Stores													
902	Religious Institutions													
903	Vehicle & Motorcycle Sales	✓												
1001	Vacant Retail/Service								4	844.16	5	866.57	8	1454.42
1002	Vacant Other Buildings													
1101	Building Supplies & Services													
1102	Wholesalers			✓										
									<b>48</b>	<b>9309.98</b>	<b>47</b>	<b>8475.59</b>	<b>47</b>	<b>8475.59</b>

\*Detailed information is not available for 2017

## ARBROATH CORE RETAIL AREA SUMMARY (TOWN CENTRE)

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	20	43%	4242.29	50%	22	46%	4992.86	54%
Convenience	7	15%	1826.36	22%	7	15%	1886.61	20%
Retail Service	9	19%	804.21	9%	8	17%	586.89	6%
Leisure Service	3	6%	524.6	6%	2	4%	524.6	6%
Financial & Business	2	4%	317.44	4%	2	4%	317.44	3%
Other	1	2%	68.4	1%	1	2%	68.4	1%
Vacant Retail/Service	5	11%	689.29	8%	5	10%	858.68	9%
Vacant Other Buildings	0	0%	0	0%	1	2%	74.5	1%
	<b>47</b>	<b>100%</b>	<b>8472.59</b>	<b>100%</b>	<b>48</b>	<b>100%</b>	<b>9309.98</b>	<b>100%</b>

\*Information gathered retrospectively as this did not form part of the 2017 survey

SECTOR	2021				2022			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	19	40%	4263.38	50%	18	38%	3823.91	45%
Convenience	8	17%	1704.5	20%	8	18%	1704.5	20%
Retail Service	8	17%	650.15	8%	7	15%	582.32	7%
Leisure Service	4	9%	605.15	7%	3	7%	524.6	6%
Financial & Business	2	4%	317.44	4%	2	4%	317.44	4%
Other	1	2%	68.4	1%	1	9%	68.4	1%
Vacant Retail/Service	5	11%	866.57	10%	8	18%	1454.42	17%
Vacant Other Buildings	0	0%	0	0%	0	0%	0	0%
	<b>47</b>	<b>100%</b>	<b>8475.59</b>	<b>100%</b>	<b>47</b>	<b>100%</b>	<b>8475.59</b>	<b>100%</b>



## ARBROATH CORE RETAIL AREA SURVEY (WEST PORT)

GOAD CODE	CLASSIFICATION	COMPARISON	CONVENIENCE	RETAIL SERVICE	LEISURE SERVICE	FINANCIAL & BUSINESS SERVICE	NUMBER OF UNITS (2017)	FLOORSPACE (2017)	NUMBER OF UNITS (2020)	FLOORSPACE (2020)	NUMBER OF UNITS (2021)	FLOORSPACE (2021)	NUMBER OF UNITS (2022)	FLOORSPACE (2022)
101	Antique Shops	✓												
102	Art & Art Dealers	✓												
103	Carpets & Flooring	✓												
104	DIY & Home Improvement	✓												
105	Electrical & Other Durable Goods	✓						1	268.86	1	268.86			
106	Furniture Fitted	✓												
107	Furniture General	✓												
108	Gardens & Equipment	✓												
109	Hardware & Household Goods	✓												
110	Textiles & Soft Furnishings	✓												
111	Booksellers	✓												
112	Cycles & Accessories	✓												
113	Music & Musical Instruments	✓												
114	Music & Video Recordings	✓												
115	Photographs & Optical	✓												
116	Sports, Camping & Leisure Goods	✓						1	80.99	1	80.99	1	80.99	
117	Toys, Games & Hobbies	✓												
118	Catalogue Showrooms	✓												
119	Charity Shops	✓						1	74.13	1	74.13	1	74.13	
120	Department & Variety Stores	✓												
121	Second-hand Goods, Books Etc	✓											1	47.16
122	Children & Infants Wear	✓						1	61.69	1	61.96			
123	Clothing General	✓												
124	Footwear	✓												
125	Ladies & Men's Wear & Accessories	✓												
126	Ladies Wear & Accessories	✓						1	70.46	1	70.46	2	128.04	
127	Men's Wear & Accessories	✓												
128	Craft, Gifts, China & Glass	✓						1	57.58	1	57.58			
129	Jewellery, Watches & Silver	✓												
130	Leather & Travel Goods	✓												
131	Telephones & Accessories	✓												
132	Office Supplies	✓												

133	Other Comparison Goods	✓											
134	Vehicle Accessories	✓											
201	Bakers & Confectioners		✓					1	167.61	1	167.61	1	167.61
202	Butchers		✓					1	427.4	1	427.4	1	427.4
203	Fishmongers		✓										
204	Frozen Food		✓										
205	Greengrocers		✓										
206	Grocers & Delicatessens		✓					2	196.6	2	196.6	2	196.6
207	Off Licences		✓										
208	Supermarkets		✓										
209	Confectionary, Tobacco & News		✓										
210	Convenience Stores		✓										
211	Health Foods		✓										
212	Markets		✓										
213	Newsagents & Stationers		✓										
214	Other Retail Outlets			✓									
215	Florists	✓											
216	Greeting Cards	✓											
301	Building Societies												
302	Financial Services												
303	Retail Banks												
304	Business Goods & Services												
305	Other Business Services												
306	Printing & Copying												
307	Property Services												
401	Educational Institutions												
402	Emergency Services							1	111.06	1	111.06	1	111.06
403	Employment & Careers			✓									
404	Information & Advice Centres												
405	Libraries, Museums & Art Galleries												
406	Post Offices			✓									
407	Legal Services												
408	Government & Municipal Buildings												
501	Taxi & Mini cabs												
502	Vehicle Rental			✓									
503	Transport Facilities												
504	Vehicle Repairs & Services			✓									
505	Filling Stations			✓									
601	Bars & Wine Bars												
602	Bingo & Amusements												
603	Casino & Betting Offices												
604	Cinemas, Theatres & Concert Halls												
605	Disco, Dance & Nightclubs												

606	Health & Beauty			✓					7	469.52	7	467.52	8	531.48
607	Photo Studio			✓									1	80.99
608	Public Houses				✓				3	237.3	3	237.03	3	237.03
609	Restaurants				✓				1	77.55	1	77.55	1	77.55
610	Toiletries, Cosmetics & Beauty	✓												
611	Travel Agents			✓										
612	TV, Cable & Video Rental			✓										
613	Clubs				✓									
614	Hotels & Guest Houses				✓									
615	Sports & Leisure Facilities				✓									
616	Cafes				✓				2	137.33	2	137.06	2	137.06
617	Clothing & Fancy-Dress Hire			✓										
618	Dry Cleaners & Laundrettes			✓										
619	Fast Food & Take Away				✓				3	222.47	3	222.47	3	222.47
620	Other Retail Services			✓					1	58.34	1	58.34	1	58.34
621	Photo Processing			✓										
622	Repairs, Alterations & Restorations			✓					1	58.6	1	58.6	1	58.6
623	Shoe Repairs & Key Cutting			✓										
701	Works, Warehouses & Factories													
702	Offices													
801	Chemists & Drugstores	✓												
802	Medical Services													
803	Opticians			✓										
901	Entrance & Stores													
902	Religious Institutions													
903	Vehicle & Motorcycle Sales	✓												
1001	Vacant Retail/Service								2	128.15	2	128.15	1	268.86
1002	Vacant Other Buildings								1	54.07	1	54.07	1	54.07
1101	Building Supplies & Services													
1102	Wholesalers			✓										
									<b>33</b>	<b>3151.64</b>	<b>33</b>	<b>3151.64</b>	<b>33</b>	<b>3151.64</b>

\*Detailed information for 2017 is not available

## ARBROATH CORE RETAIL AREA SURVEY (WEST PORT)

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	4	12%	485.94	15%	6	18%	613.71	20%
Convenience	3	9%	624	20%	4	13%	791.61	25%
Retail Service	7	22%	413.06	13%	9	27%	586.46	19%
Leisure Service	11	33%	902.33	29%	10	30%	866.85	27%
Financial & Business	0	0%	0	0%	0	0%	9	0%
Other	2	6%	278.67	9%	1	3%	111.06	3%
Vacant Retail/Service	5	15%	393.84	12%	2	6%	128.15	4%
Vacant Other Buildings	1	3%	54.07	2%	1	3%	54.07	2%
	<b>33%</b>	<b>100%</b>	<b>3151.91</b>	<b>100%</b>	<b>33</b>	<b>100%</b>	<b>3151.64</b>	<b>100%</b>

\*Information gathered retrospectively as this did not form part of the 2017 survey

SECTOR	2021				2022			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	6	18%	613.98	19%	5	15%	330.32	10%
Convenience	4	12%	791.61	25%	4	13%	791.61	25%
Retail Service	9	28%	586.46	19%	11	33%	729.41	23%
Leisure Service	10	30%	866.31	27%	10	30%	866.31	27%
Financial & Business	0	0%	0	0%	0	0%	0	0%
Other	1	3%	111.06	4%	1	3%	111.06	4%
Vacant Retail/Service	2	6%	128.15	4%	1	3%	268.86	9%
Vacant Other Buildings	1	3%	54.07	2%	1	3%	54.07	2%
	<b>33</b>	<b>100%</b>	<b>3151.64</b>	<b>100%</b>	<b>33</b>	<b>100%</b>	<b>3151.64</b>	<b>100%</b>

## ARBROATH ALL TOWN SURVEY

GOAD CODE	CLASSIFICATION	COMPARISON	CONVENIENCE	RETAIL SERVICE	LEISURE SERVICE	FINANCIAL & BUSINESS SERVICE	NUMBER OF UNITS (2017)	FLOORSPACE (2017)	NUMBER OF UNITS (2020)	FLOORSPACE (2020)
101	Antique Shops	✓					1	69.01		
102	Art & Art Dealers	✓					1	34.04		
103	Carpets & Flooring	✓					3	705.56	3	705.56
104	DIY & Home Improvement	✓							2	3066.19
105	Electrical & Other Durable Goods	✓					6	788.14	6	788.14
106	Furniture Fitted	✓							1	107.26
107	Furniture General	✓					5	3469.27	4	3357.44
108	Gardens & Equipment	✓								
109	Hardware & Household Goods	✓					6	4318.79	5	4231.26
110	Textiles & Soft Furnishings	✓					3	328.51	1	195.62
111	Booksellers	✓								
112	Cycles & Accessories	✓					2	198.16		90.9
113	Music & Musical Instruments	✓					1	55.74	1	55.74
114	Music & Video Recordings	✓								
115	Photographs & Optical	✓								
116	Sports, Camping & Leisure Goods	✓					2	134.05	1	40.21
117	Toys, Games & Hobbies	✓					2	143.81	2	143.81
118	Catalogue Showrooms	✓					1	755.41	1	755.41
119	Charity Shops	✓					12	1713.3	9	1077.67
120	Department & Variety Stores	✓								
121	Second-hand Goods, Books Etc	✓								
122	Children & Infants Wear	✓					1	61.69	1	61.69
123	Clothing General	✓					4	684.74	3	584.87
124	Footwear	✓					2	283.29	2	283.29
125	Ladies & Men's Wear & Accessories	✓							2	162.2
126	Ladies Wear & Accessories	✓					5	1366.29	4	660.88
127	Men's Wear & Accessories	✓					3	541.71	3	456.17
128	Craft, Gifts, China & Glass	✓					4	225.56	3	187.31
129	Jewellery, Watches & Silver	✓					2	188.56	2	188.56
130	Leather & Travel Goods	✓								
131	Telephones & Accessories	✓					1	74.59	1	74.59
132	Office Supplies	✓								

133	Other Comparison Goods	✓						1	66.53
134	Vehicle Accessories	✓				2	1230.57	2	1230.57
201	Bakers & Confectioners		✓			8	701.6	9	886.25
202	Butchers		✓			4	699.85	3	586.02
203	Fishmongers		✓			8	765.45	9	852.35
204	Frozen Food		✓			1	295.33	1	295.33
205	Greengrocers		✓						
206	Grocers & Delicatessens		✓			7	1038.68	8	1065.45
207	Off Licences		✓						
208	Supermarkets		✓			5	13474.99	5	13474.99
209	Confectionary, Tobacco & News		✓			5	538.08	7	697.13
210	Convenience Stores		✓			5	1555.62	6	1594.99
211	Health Foods		✓			1	327.86	1	327.86
212	Markets		✓						
213	Newsagents & Stationers		✓			3	1085.19	2	1016.19
214	Other Retail Outlets			✓		4	444.46	2	183.67
215	Florists	✓				2	133.16	1	81.84
216	Greeting Cards	✓				2	274.31	3	308.71
301	Building Societies								
302	Financial Services								
303	Retail Banks								
304	Business Goods & Services								
305	Other Business Services								
306	Printing & Copying								
307	Property Services								
401	Educational Institutions								
402	Emergency Services								
403	Employment & Careers			✓					
404	Information & Advice Centres								
405	Libraries, Museums & Art Galleries				✓				
406	Post Offices			✓		2	319.01	2	319.01
407	Legal Services								
408	Government & Municipal Buildings								
501	Taxi & Mini cabs								
502	Vehicle Rental			✓					
503	Transport Facilities								
504	Vehicle Repairs & Services			✓		1	331.6	1	331.6
505	Filling Stations			✓		2	200	2	200
601	Bars & Wine Bars				✓				
602	Bingo & Amusements				✓				
603	Casino & Betting Offices				✓				
604	Cinemas, Theatres & Concert Halls				✓				
605	Disco, Dance & Nightclubs				✓				

606	Health & Beauty			✓		46	2940.27	48	3084.05
607	Photo Studio			✓		2	71.29	1	71.29
608	Public Houses				✓				
609	Restaurants				✓				
610	Toiletries, Cosmetics & Beauty	✓				2	586.71	2	586.71
611	Travel Agents			✓		2	163.76	2	163.76
612	TV, Cable & Video Rental			✓					
613	Clubs				✓				
614	Hotels& Guest Houses				✓				
615	Sports & Leisure Facilities				✓				
616	Cafes				✓				
617	Clothing & Fancy-Dress Hire			✓					
618	Dry Cleaners & Laundrettes			✓		2	160.77	2	160.77
619	Fast Food & Take Away				✓				
620	Other Retail Services			✓		1	465	4	719.51
621	Photo Processing			✓					
622	Repairs, Alterations & Restorations			✓		2	127.8	2	127.8
623	Shoe Repairs & Key Cutting			✓		2	58.07	2	58.07
701	Works, Warehouses & Factories								
702	Offices								
801	Chemists & Drugstores	✓				4	1249.33	4	1249.33
802	Medical Services								
803	Opticians			✓		3	339.8	3	339.8
901	Entrance & Stores								
902	Religious Institutions								
903	Vehicle & Motorcycle Sales	✓				1	391	1	265
1001	Vacant Retail/Service					43	5762.37	40	5957.88
1002	Vacant Other Buildings								
1101	Building Supplies & Services								
1102	Wholesalers			✓					
						<b>245</b>	<b>54693.6</b>	<b>234</b>	<b>53577.23</b>

## ARBROATH ALL TOWN SUMMARY

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	84	34%	23026.75	42%	70	30%	20477.05	39%
Convenience	47	19%	20482.65	37%	51	22%	19324.29	39%
Retail Service	71	29%	5421.83	10%	73	31%	6345.99	11%
Vacant Retail/Service	43	18%	5762.37	11%	40	17%	5957.88	11%
	<b>245</b>	<b>100%</b>	<b>54693.6</b>	<b>100%</b>	<b>234</b>	<b>100%</b>	<b>53577.23</b>	<b>100%</b>

