

Brechin Floorspace Survey



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BRECHIN 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.

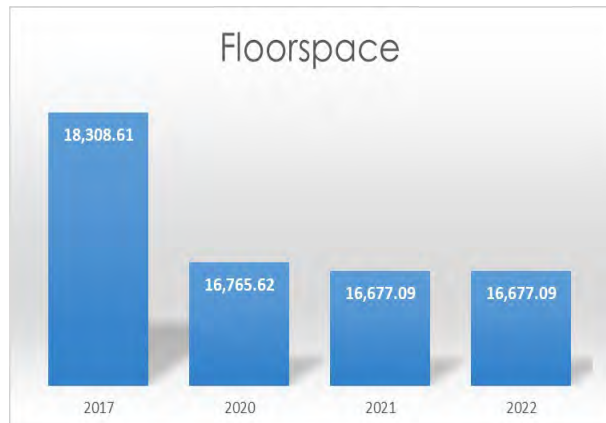
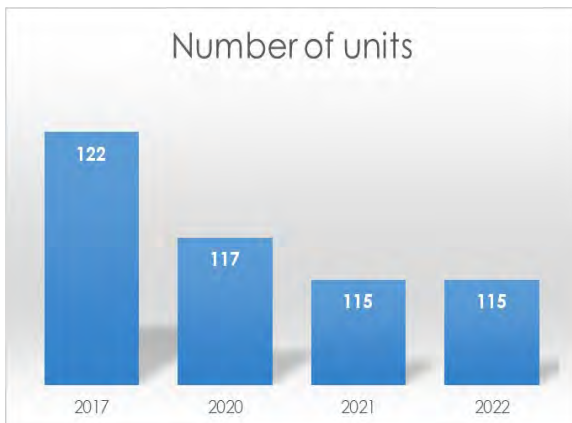
The Core Retail area is also shown on the map identified by the red line.

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

TOWN CENTRE SURVEY SUMMARY

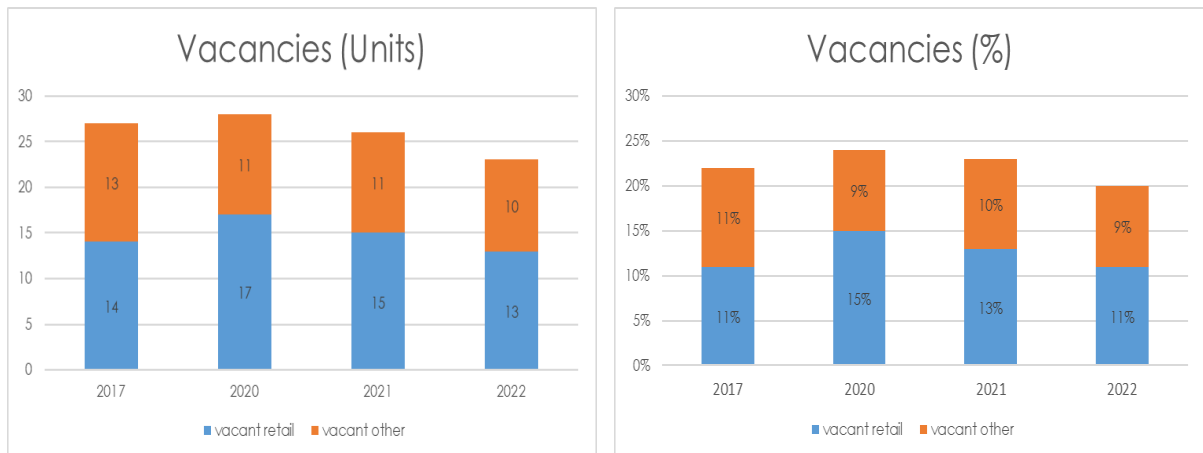
Unit numbers & Floorspace

The total number of units have decreased from 122 units recorded in 2017 to 115 units in 2022. Floorspace has also decreased from 18,308.61 in 2017 to 16,677.09 in 2022. The reduction of units results from businesses no longer within the scope of the survey.



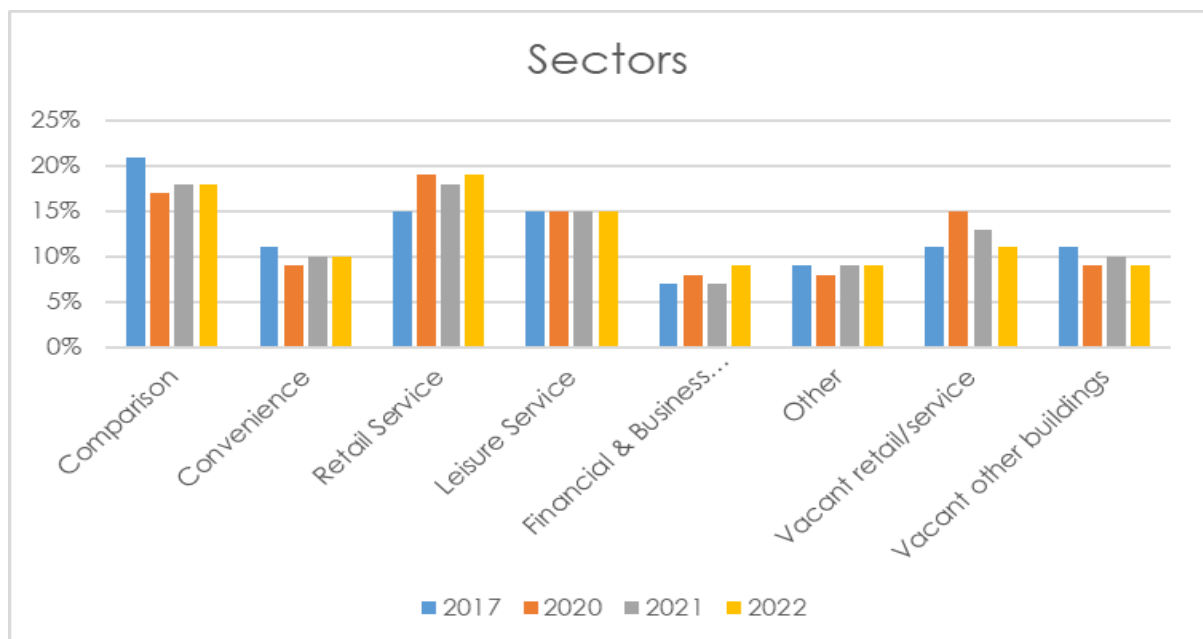
Vacancies

The total number of vacant units peaked in 2020 where it reached a total of 28, however occupancy rates began to recover in 2021 & 2022 with 26 vacancies recorded in 2021, and 23 in 2022. Similar trends are noted in the percentage vacancies which peaked at 24% in 2020, followed by a period of recovery in 2021 & 2022 with 23% recorded in 2021, and 20% in 2022. The data demonstrates that although vacancy rates are still high, there is an improvement in occupancy rates.



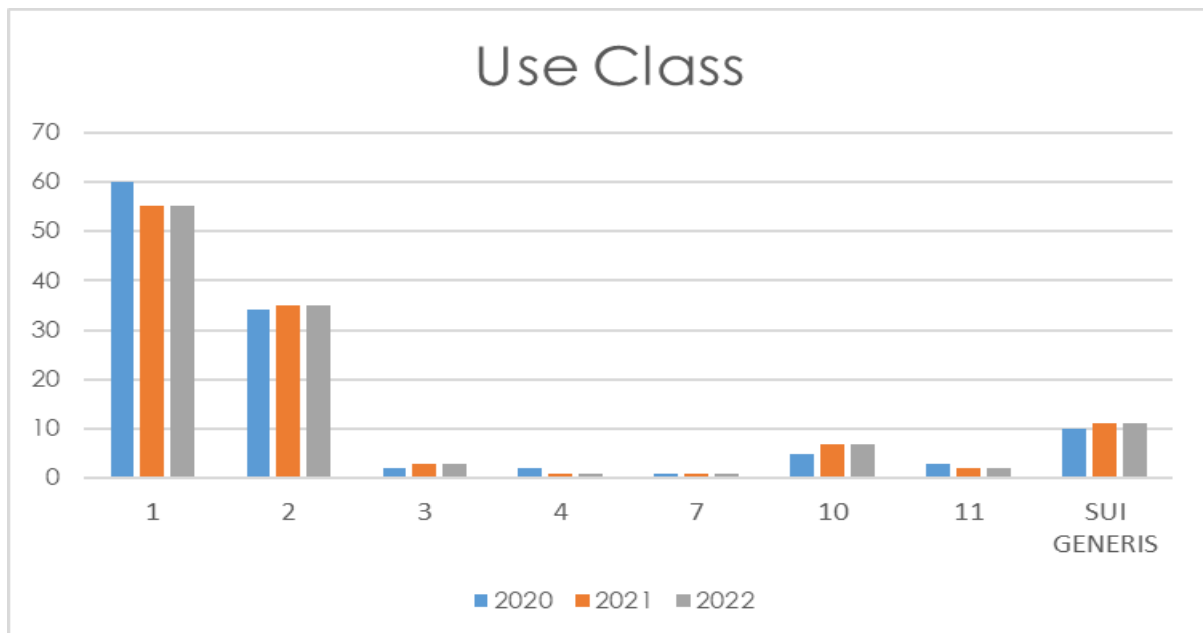
Sectors

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

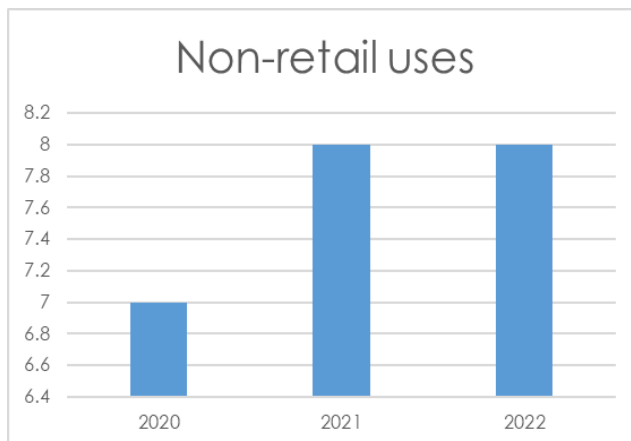


Use Class

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



Non-retail use clusters



There are 8 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.

No other non-retail uses which may result in adverse impacts have been observed as part of the surveys.

Change of use applications proposing residential development

2 planning applications have been consented between 2020–2022 for change of use in the town centre proposing residential use; 1 proposing a change of use from former printworks to a dwellinghouse, and 1 which proposed 2 flatted dwellings on the upper floors of a wider development which also incorporates retail on the ground floor.

Retail exceeding 1000m2

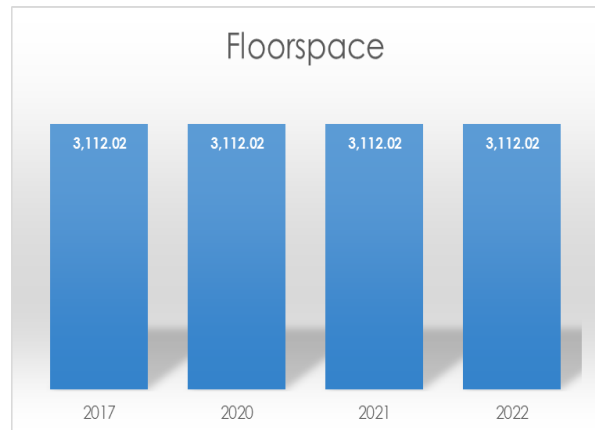
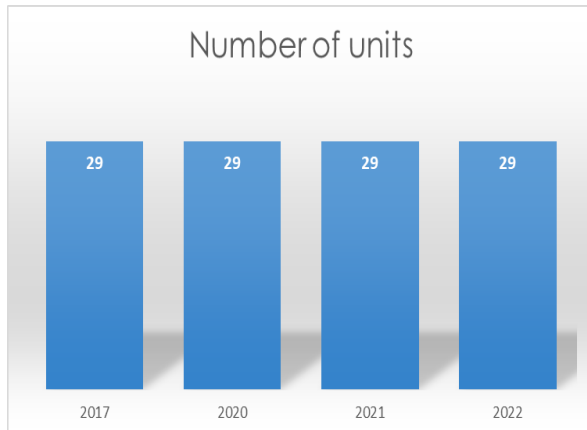
There are currently no occupied or vacant properties in Brechin Town Centre which exceed 1000m2. Out with the town centre there are 2 occupied properties which exceed 1000m2.

Business	Type	Size
Co-op	Supermarket	1350m2
Lidl	Supermarket	1575m2

CORE RETAIL AREA SURVEY SUMMARY

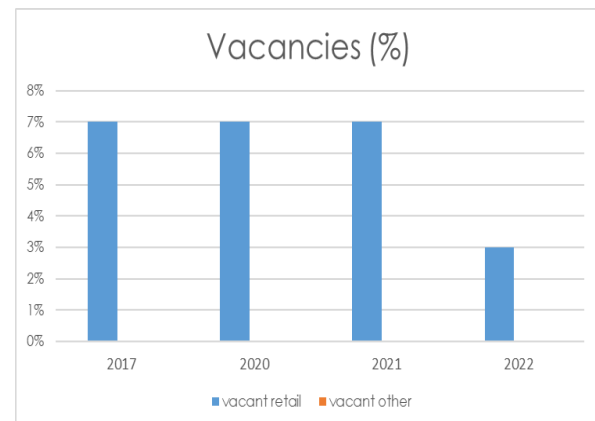
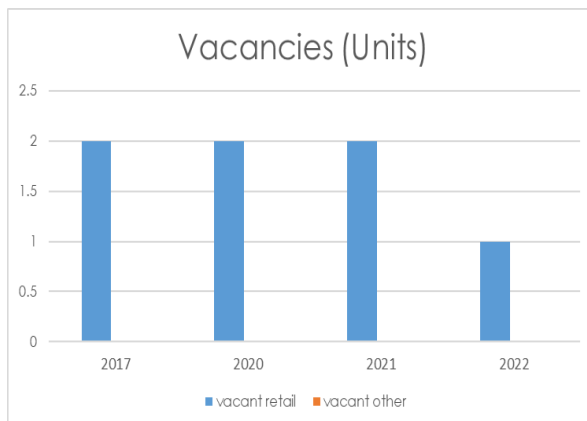
Unit numbers & Floorspace

The total number of units remains consistent between 2017-2022 at 29 units, as does the floorspace of 3,112.02 sqm.



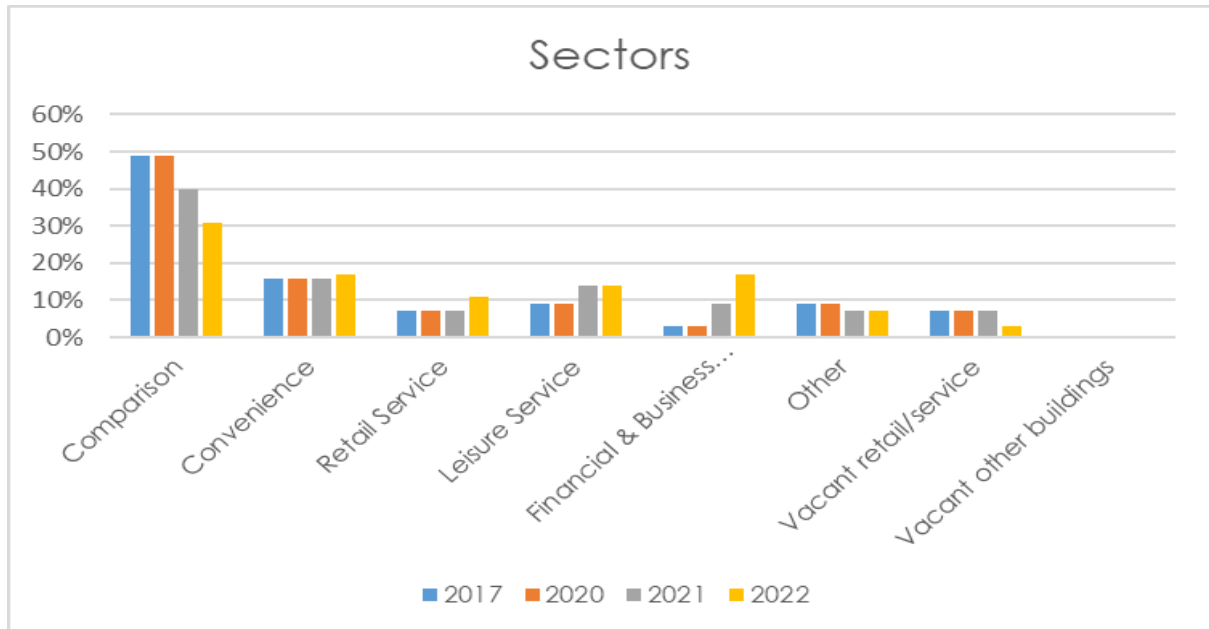
Vacancies

Vacancies in the core retail area remain low, with only 1 vacancy in 2022, an improvement from 2 units in the preceding years. The percentage rates have also improved, from 7% in 2017, 2020 & 2021 to 3% in 2022.



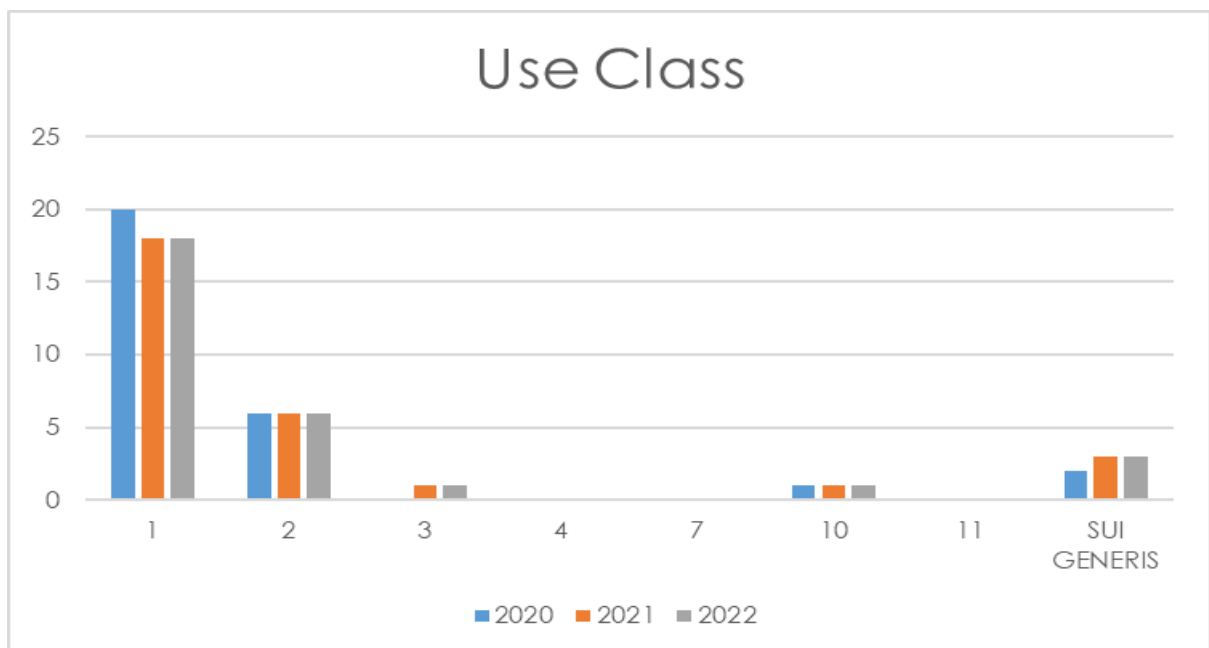
Sectors

Comparison retail has maintained a strong presence in the core retail area despite a continuous decline in recent years. Convenience retail, retail service, leisure service and financial & businesses have all had an increase in presence.

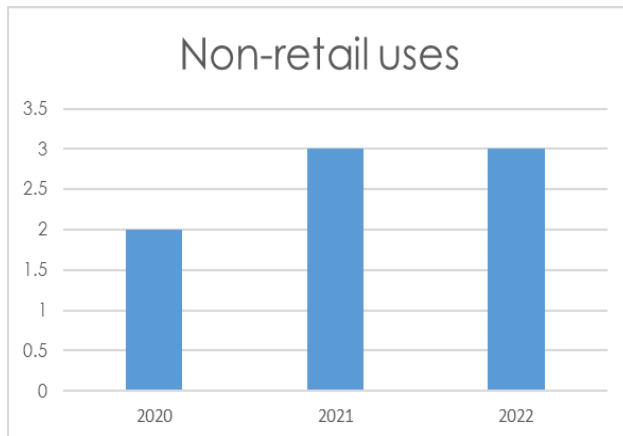


Use Class

Class 1: Shops has maintained the strongest presence despite a small decrease in 2021 & 2022, followed by Class 2: Financial & professional services.



Non-retail use clusters



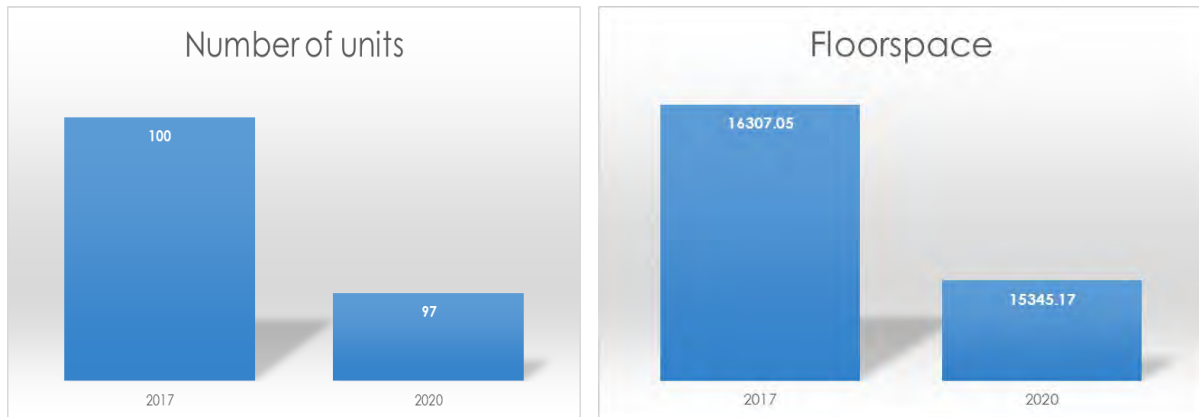
There are 3 hot food takeaways in the core retail area. During the period 2020-2022 there has been an increase of 1 hot food takeaway in the core retail area.

No other non-retail uses which may result in adverse impacts have been observed as part of the survey.

ALL TOWNS SUMMARY

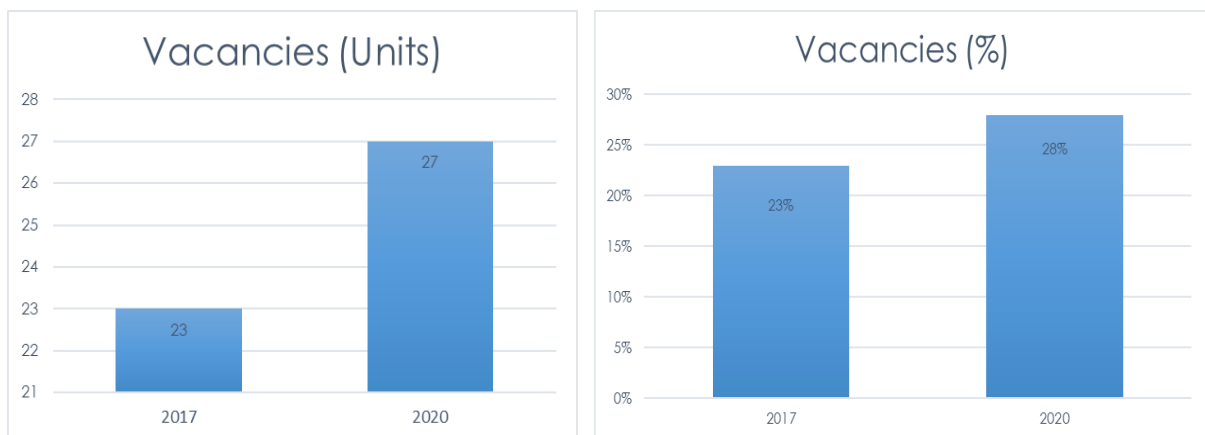
Unit numbers & Floorspace

The total number of units have decreased from 100 units in 2017 to 97 units in 2020. Floorspace has also decreased from 16,307.05 in 2017 to 15,345.17 in 2020.



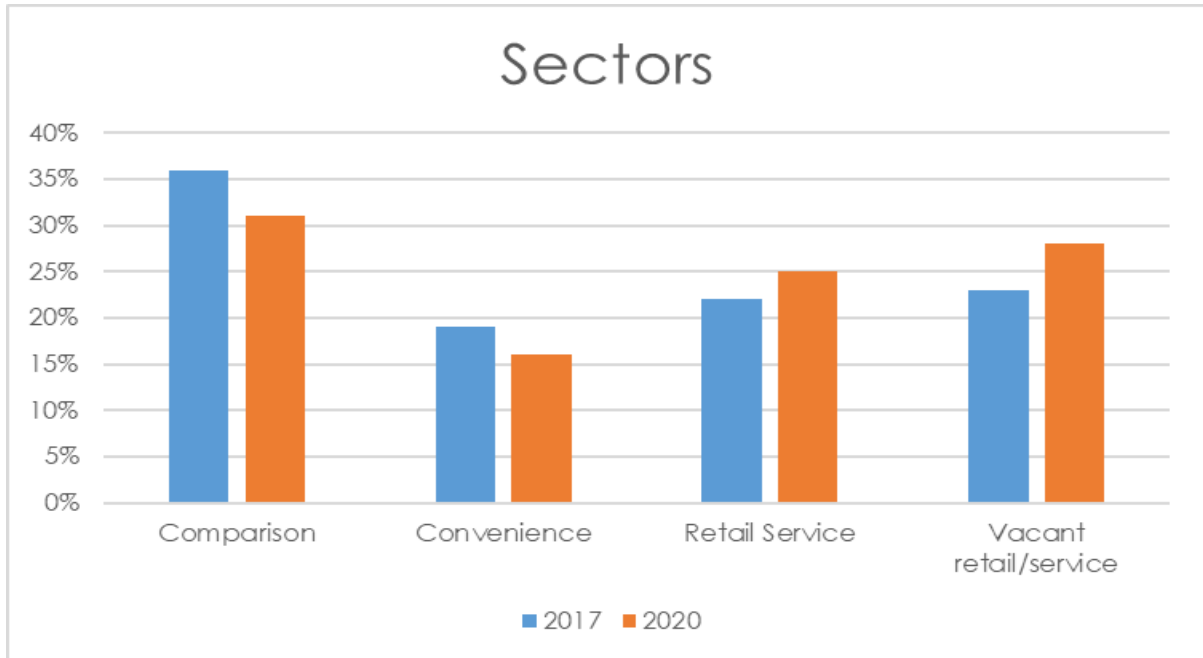
Vacancies

Vacant retail and service units across the town increased from 23 units in 2017 to 27 units in 2020. The percentage also increased from 23% in 2017 to 28% in 2020.



Sectors

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



GLOSSARY

Angus Local Development Plan 2016

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

All-town

a 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 13th 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

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

BRECHIN 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	✓					2	198.97	2	198.97	2	198.97	2	198.97
102	Art & Art Dealers	✓					1	35.1						
103	Carpets & Flooring	✓					3	358.9	3	270.24	3	270.24	2	251
104	DIY & Home Improvement	✓												
105	Electrical & Other Durable Goods	✓					1	85.9					1	101.7
106	Furniture Fitted	✓									1	249.26		
107	Furniture General	✓					1	590	1	590	1	590	1	590
108	Gardens & Equipment	✓												
109	Hardware & Household Goods	✓					3	904.86	3	904.86	3	904.86	3	904.86
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	✓												
119	Charity Shops	✓					2	121.53	2	121.53	2	121.53	2	121.53
120	Department & Variety Stores	✓												
121	Second-hand Goods, Books Etc	✓					1	85.62						
122	Children & Infants Wear	✓									1	42.8	1	42.8
123	Clothing General	✓												
124	Footwear	✓												
125	Ladies & Men's Wear & Accessories	✓											1	39.7
126	Ladies Wear & Accessories	✓					5	253.33	3	175.93	2	128.2	2	128.2
127	Men's Wear & Accessories	✓												
128	Craft, Gifts, China & Glass	✓							1	85.9	1	85.9	1	31.3
129	Jewellery, Watches & Silver	✓					2	94.55	2	94.55	2	94.55	2	94.55

130	Leather & Travel Goods	✓										
131	Telephones & Accessories	✓										
132	Office Supplies	✓										
133	Other Comparison Goods	✓			1	39.7						
134	Vehicle Accessories	✓										
201	Bakers & Confectioners		✓		2	146.4	3	224.91	2	224.91	2	224.91
202	Butchers		✓		1	171.48	1	171.48	1	171.48	1	171.48
203	Fishmongers		✓		1	42.8						
204	Frozen Food		✓		1	493.3	1	493.3	1	493.3	1	493.3
205	Greengrocers		✓		1	64.5	1	64.5	1	64.5	1	64.5
206	Grocers & Delicatessens		✓		4	524.38	4	523.18	4	524.28	4	524.28
207	Off Licences		✓									
208	Supermarkets		✓									
209	Confectionary, Tobacco & News		✓		3	242.03	1	98.13	1	98.13	1	98.13
210	Convenience Stores		✓									
211	Health Foods		✓									
212	Markets		✓									
213	Newsagents & Stationers		✓									
214	Other Retail Outlets			✓	1	31.3	1	37.6	1	37.6	1	37.6
215	Florists	✓			1	76.1						
216	Greeting Cards	✓										
301	Building Societies			✓								
302	Financial Services			✓	1	124.3	1	124.3	1	124.3	1	124.3
303	Retail Banks			✓	3	623.7	1	320	1	320	1	320
304	Business Goods & Services			✓								
305	Other Business Services			✓	2	879	1	26.1	1	26.1	1	26.1
306	Printing & Copying			✓			1	131.91	1	131.91	1	131.91
307	Property Services			✓	3	527.47	4	603.57	4	603.57	5	852.83
401	Educational Institutions											
402	Emergency Services				1	419	1	419	1	419	1	419
403	Employment & Careers			✓			1	28.6	1	28.6	1	28.6
404	Information & Advice Centres				1	260.42	2	472.02	3	550.62	3	550.62
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			✓	1	240.1	1	240.1			1	240.01
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		✓		14	723.15	17	1022.52	18	1226.34	17	1105.32	
607	Photo Studio		✓										
608	Public Houses			✓	3	482	3	482	1	191	1	191	
609	Restaurants			✓	1	941	1	941	1	941	1	941	
610	Toiletries, Cosmetics & Beauty	✓			1	219.32	1	219.32	1	219.32	1	219.32	
611	Travel Agents		✓		1	40.4	1	40.4					
612	TV, Cable & Video Rental		✓										
613	Clubs			✓	5	2565.15	4	2080.87	4	2080.87	4	2080.87	
614	Hotels & Guest Houses			✓	1	354	1	354	1	354	1	354	
615	Sports & Leisure Facilities			✓									
616	Cafes			✓	1	102.23	1	102.23	1	102.23	1	102.23	
617	Clothing & Fancy-Dress Hire		✓										
618	Dry Cleaners & Laundrettes		✓										
619	Fast Food & Take Away			✓	7	762.8	8	805	9	885.5	10	933.23	
620	Other Retail Services		✓								1	111.4	
621	Photo Processing		✓										
622	Repairs, Alterations & Restorations		✓										
623	Shoe Repairs & Key Cutting		✓										
701	Works, Warehouses & Factories												
702	Offices				4	552.65	4	498.89	4	498.89	4	498.89	
801	Chemists & Drugstores	✓			2	568.31	2	568.31	2	568.31	2	568.31	
802	Medical Services				3	267.74	2	242.51	2	242.51	2	242.51	
803	Opticians		✓		2	158.9	2	158.91	1	158.9	1	158.9	
901	Entrance & Stores				1	52.43							
902	Religious Institutions												
903	Vehicle & Motorcycle Sales	✓											
1001	Vacant Retail/Service				14	1386.39	17	1363.69	12	904.74	13	799.07	
1002	Vacant Other Buildings				13	1571.7	11	1465.3	11	1798.9	10	1559.8	
1101	Building Supplies & Services												
1102	Wholesalers		✓										
					123	18432.91	117	16765.62	115	16677.09	115	16677.09	

BRECHIN TOWN CENTRE SUMMARY

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	26	21%	3632.19	20%	20	17%	3229.61	20%
Convenience	13	11%	1684.89	9%	11	9%	1575.5	9%
Retail Service	19	15%	1193.85	6%	22	19%	1499.52	9%
Leisure Service	18	15%	5207.18	28%	18	15%	4765.1	28%
Financial & Business	9	7%	2154.47	12%	9	8%	1234.48	7%
Other	11	9%	1602.24	9%	9	8%	1632.42	10%
Vacant Retail/Service	14	11%	1386.39	8%	17	15%	1363.69	8%
Vacant Other Buildings	13	11%	1571.7	8%	11	9%	1465.3	9%
	123	100%	18432.91	100%	117	100%	16765.62	100%

SECTOR	2021				2022			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	21	18%	3473.94	21%	21	18%	3292.21	20%
Convenience	11	10%	1577.5	10%	11	10%	1577.5	9%
Retail Service	21	18%	1422.84	9%	22	19%	1653.23	10%
Leisure Service	17	15%	4554.6	27%	18	15%	4602.33	28%
Financial & Business	9	7%	1234.48	7%	10	9%	1483.74	9%
Other	10	9%	1710.9	10%	10	9%	1711.02	10%
Vacant Retail/Service	15	13%	904.74	5%	13	11%	799.07	5%
Vacant Other Buildings	11	10%	1798.9	11%	10	9%	1558.8	9%
	115	100%	16677.9	100%	115	100%	16677.9	100%

BRECHIN CORE RETAIL AREA 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	117.86	1	117.86	1	117.86	
102	Art & Art Dealers	✓												
103	Carpets & Flooring	✓						1	93.4	1	93.4	1	93.4	
104	DIY & Home Improvement	✓												
105	Electrical & Other Durable Goods	✓												
106	Furniture Fitted	✓								1	249.26			
107	Furniture General	✓												
108	Gardens & Equipment	✓												
109	Hardware & Household Goods	✓						1	39.94	1	39.94	1	39.94	
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	✓												
119	Charity Shops	✓												
120	Department & Variety Stores	✓												
121	Second-hand Goods, Books Etc	✓												
122	Children & Infants Wear	✓								1	42.8	1	42.8	
123	Clothing General	✓												
124	Footwear	✓												
125	Ladies & Men's Wear & Accessories	✓												
126	Ladies Wear & Accessories	✓						1	128.2	1	128.2	1	128.2	
127	Men's Wear & Accessories	✓												
128	Craft, Gifts, China & Glass	✓												
129	Jewellery, Watches & Silver	✓						1	46.61	1	46.61	1	46.61	
130	Leather & Travel Goods	✓												
131	Telephones & Accessories	✓												
132	Office Supplies	✓												

133	Other Comparison Goods	✓											
134	Vehicle Accessories	✓											
201	Bakers & Confectioners		✓				2	160.51	2	160.51	2	160.51	
202	Butchers		✓										
203	Fishmongers		✓										
204	Frozen Food		✓										
205	Greengrocers		✓				1	65.5	1	65.5	1	65.5	
206	Grocers & Delicatessens		✓				2	288.7	2	288.7	2	288.7	
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						1	26.1	1	26.1	1	26.1	
306	Printing & Copying						1	131.91	1	131.91	1	131.91	
307	Property Services						2	126.07	2	126.07	3	375.33	
401	Educational Institutions												
402	Emergency Services												
403	Employment & Careers			✓									
404	Information & Advice Centres						1	260.42	1	260.42	1	260.42	
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			✓				2	150.78	1	99.1	2	150.78
607	Photo Studio			✓									
608	Public Houses				✓								
609	Restaurants				✓								
610	Toiletries, Cosmetics & Beauty	✓											
611	Travel Agents			✓									
612	TV, Cable & Video Rental			✓									
613	Clubs				✓								
614	Hotels & Guest Houses				✓								
615	Sports & Leisure Facilities				✓			1	102.23	1	102.23	1	102.23
616	Cafes				✓								
617	Clothing & Fancy-Dress Hire			✓									
618	Dry Cleaners & Laundrettes			✓				3	321.52	3	321.52	3	321.52
619	Fast Food & Take Away				✓								
620	Other Retail Services			✓									
621	Photo Processing			✓									
622	Repairs, Alterations & Restorations			✓									
623	Shoe Repairs & Key Cutting			✓									
701	Works, Warehouses & Factories												
702	Offices												
801	Chemists & Drugstores	✓						2	568.31	2	568.31	2	568.31
802	Medical Services							1	75.6	1	75.6	1	75.6
803	Opticians			✓				1	81.2	1	81.2	1	81.2
901	Entrance & Stores												
902	Religious Institutions												
903	Vehicle & Motorcycle Sales	✓											
1001	Vacant Retail/Service							3	327.16	2	86.78	1	35.1
1002	Vacant Other Buildings												
1101	Building Supplies & Services												
1102	Wholesalers			✓									
								29	3112.02	29	3112.02	29	3112.02

*Detailed information is not available for 2017

BRECHIN CORE RETAIL AREA SUMMARY

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	13	49%	1295.94	42%	10	35%	1105.52	35%
Convenience	5	16%	516.9	16%	5	17%	516.9	17%
Retail Service	2	7%	132.88	4%	3	10%	173.49	6%
Leisure Service	3	9%	358.53	11%	4	14%	423.75	14%
Financial & Business	1	3%	49.97	2%	2	7%	76.07	2%
Other	3	9%	585.28	19%	2	7%	336.02	11%
Vacant Retail/Service	2	7%	172.52	6%	3	10%	480.27	15%
Vacant Other Buildings	0	0%	0	0%	0	0%	0	0%
	29	100%	3112.02	100%	29	100%	3112.02	100%

*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	11	40%	1287.38	41%	9	31%	1038.12	33%
Convenience	5	16%	514.71	16%	5	17%	514.71	17%
Retail Service	2	7%	180.3	6%	3	11%	231.98	7%
Leisure Service	4	14%	423.75	14%	4	14%	423.75	14%
Financial & Business	3	9%	284.08	9%	5	17%	533.34	17%
Other	2	7%	336.02	11%	2	7%	336.02	11%
Vacant Retail/Service	2	7%	86.78	3%	1	3%	35.1	1%
Vacant Other Buildings	0	0%	0	0%	0	0%	0	0%
	29	100%	3112.02	100%	29	100%	3112.02	100%

BRECHIN 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	✓					2	198.97	2	198.97
102	Art & Art Dealers	✓					1	35.1		
103	Carpets & Flooring	✓					3	358.9	3	270.24
104	DIY & Home Improvement	✓								
105	Electrical & Other Durable Goods	✓					1	85.9		
106	Furniture Fitted	✓								
107	Furniture General	✓					1	590	1	590
108	Gardens & Equipment	✓					1	2178	1	2178
109	Hardware & Household Goods	✓					3	904.86	3	904.86
110	Textiles & Soft Furnishings	✓					1	150	1	150
111	Booksellers	✓								
112	Cycles & Accessories	✓					1	144.9	1	144.9
113	Music & Musical Instruments	✓								
114	Music & Video Recordings	✓								
115	Photographs & Optical	✓								
116	Sports, Camping & Leisure Goods	✓								
117	Toys, Games & Hobbies	✓								
118	Catalogue Showrooms	✓								
119	Charity Shops	✓					3	199.92	3	199.2
120	Department & Variety Stores	✓								
121	Second-hand Goods, Books Etc	✓					1	85.62		
122	Children & Infants Wear	✓								
123	Clothing General	✓								
124	Footwear	✓					1	50.1	1	50.1
125	Ladies & Men's Wear & Accessories	✓								
126	Ladies Wear & Accessories	✓					5	253.33	3	175.93
127	Men's Wear & Accessories	✓								
128	Craft, Gifts, China & Glass	✓							1	85.9
129	Jewellery, Watches & Silver	✓					2	94.55	2	94.55
130	Leather & Travel Goods	✓								
131	Telephones & Accessories	✓								
132	Office Supplies	✓								

133	Other Comparison Goods	✓				1	39.7		
134	Vehicle Accessories	✓				1	569.57		
201	Bakers & Confectioners		✓			2	146.4	1	161.51
202	Butchers		✓			1	171.48	1	171.48
203	Fishmongers		✓			1	42.8		
204	Frozen Food		✓			1	493.3	1	493.3
205	Greengrocers		✓			1	64.5	1	64.5
206	Grocers & Delicatessens		✓			5	568.43	5	568.43
207	Off Licences		✓						
208	Supermarkets		✓			2	2925.41	2	2925.41
209	Confectionary, Tobacco & News		✓			5	574.26	3	330.36
210	Convenience Stores		✓			1	326.14	1	326.14
211	Health Foods		✓						
212	Markets		✓						
213	Newsagents & Stationers		✓						
214	Other Retail Outlets			✓		1	31.3	1	37.6
215	Florists	✓				2	171.48	2	171.48
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								
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			✓		1	240.1	1	240.1
505	Filling Stations			✓		1	100	1	100
601	Bars & Wine Bars				✓				
602	Bingo & Amusements				✓				
603	Casino & Betting Offices				✓				
604	Cinemas, Theatres & Concert Halls				✓				
605	Disco, Dance & Nightclubs				✓				

606	Health & Beauty			✓		15	766.38	18	1063.75
607	Photo Studio			✓					
608	Public Houses				✓				
609	Restaurants				✓				
610	Toiletries, Cosmetics & Beauty	✓				1	219.32	1	219.32
611	Travel Agents			✓		1	40.4	1	40.4
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	100.3		
619	Fast Food & Take Away				✓				
620	Other Retail Services			✓					
621	Photo Processing			✓					
622	Repairs, Alterations & Restorations			✓					
623	Shoe Repairs & Key Cutting			✓					
701	Works, Warehouses & Factories								
702	Offices								
801	Chemists & Drugstores	✓				2	568.31	2	568.31
802	Medical Services								
803	Opticians			✓		2	158.9	2	158.9
901	Entrance & Stores								
902	Religious Institutions								
903	Vehicle & Motorcycle Sales	✓				3	491	3	699.7
1001	Vacant Retail/Service					23	2200.92	27	1960.31
1002	Vacant Other Buildings								
1101	Building Supplies & Services								
1102	Wholesalers			✓					
						100	16307.05	97	15345.17

BRECHIN ALL TOWN SUMMARY

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	36	36%	7416.53	45%	30	31%	6520.46	42%
Convenience	19	19%	5312.72	33%	16	16%	5041.93	33%
Retail Service	22	22%	1376.88	8%	24	25%	1822.47	12%
Vacant Retail/Service	23	23%	2200.92	14%	27	28%	1960.31	13%
	100	100%	16307.05	100%	97	100%	15345.17	100%

