

Montrose Floorspace Survey



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MONTROSE 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.

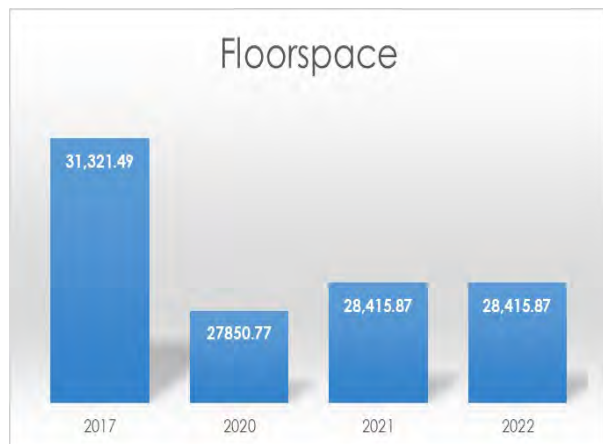
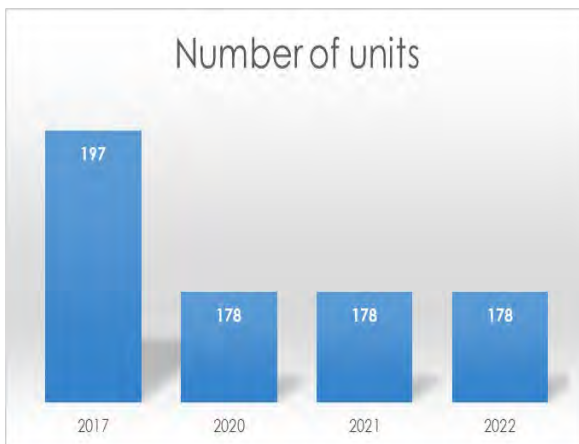
The Core Retail area is also shown on the map identified by the red line.

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

TOWN CENTRE SURVEY SUMMARY

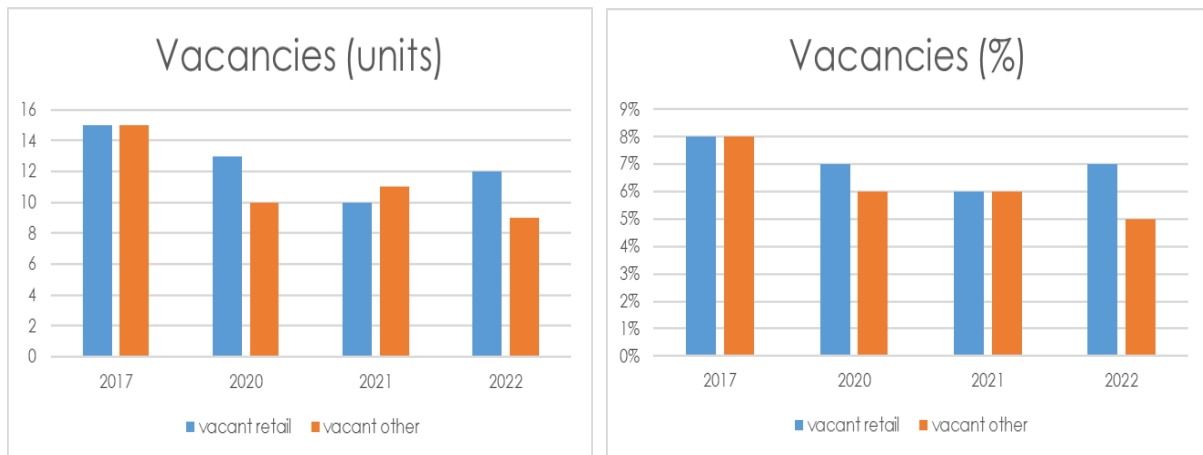
Unit numbers & Floorspace

The total number of units have decreased from 197 units in 2017 to 178 units in 2022. Floorspace has also decreased from 31,321.49 in 2017 to 28,415.87 in 2022. The reduction of units results from businesses no longer within the scope of the survey.



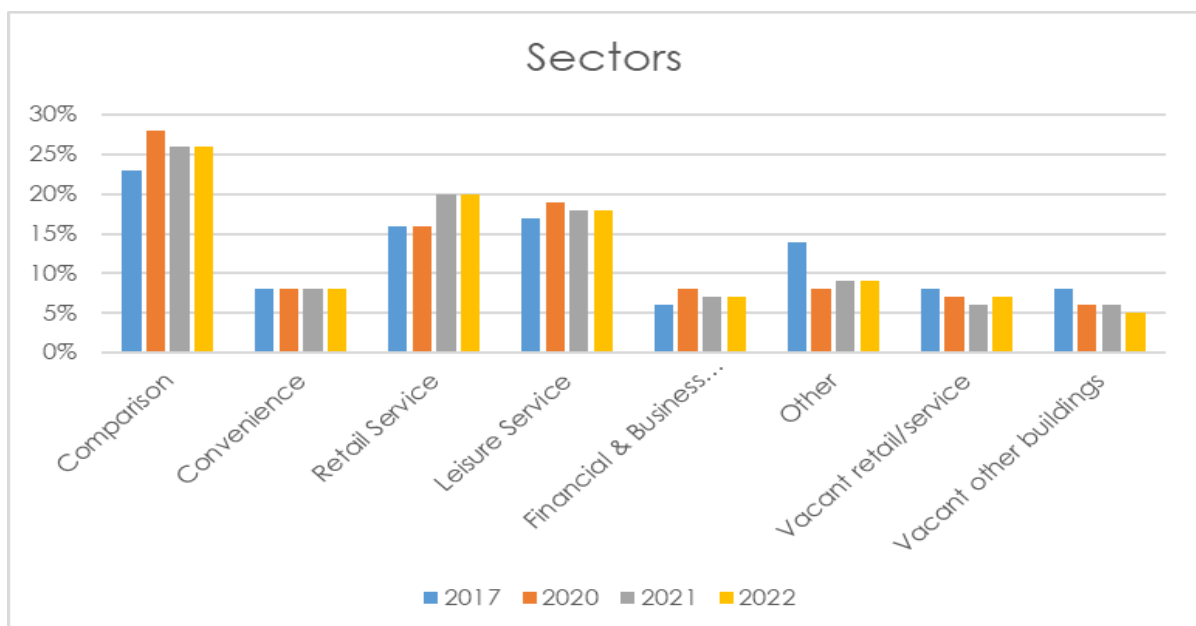
Vacancies

The total number of vacant units peaked in 2017 where it reached a total of 30, however occupancy rates began to recover in 2020 & 2021 with 23 vacancies recorded in 2020, and 21 in 2021 & 2022. Similar trends are noted in the percentage vacancies which peaked at 16% in 2017, followed by a period of recovery in 2020 & 2021, with 13% recorded in 2020 and 12% in 2021 & 2022. This demonstrates that although vacancy rates are still fairly high, there is an improvement in occupancy rates.



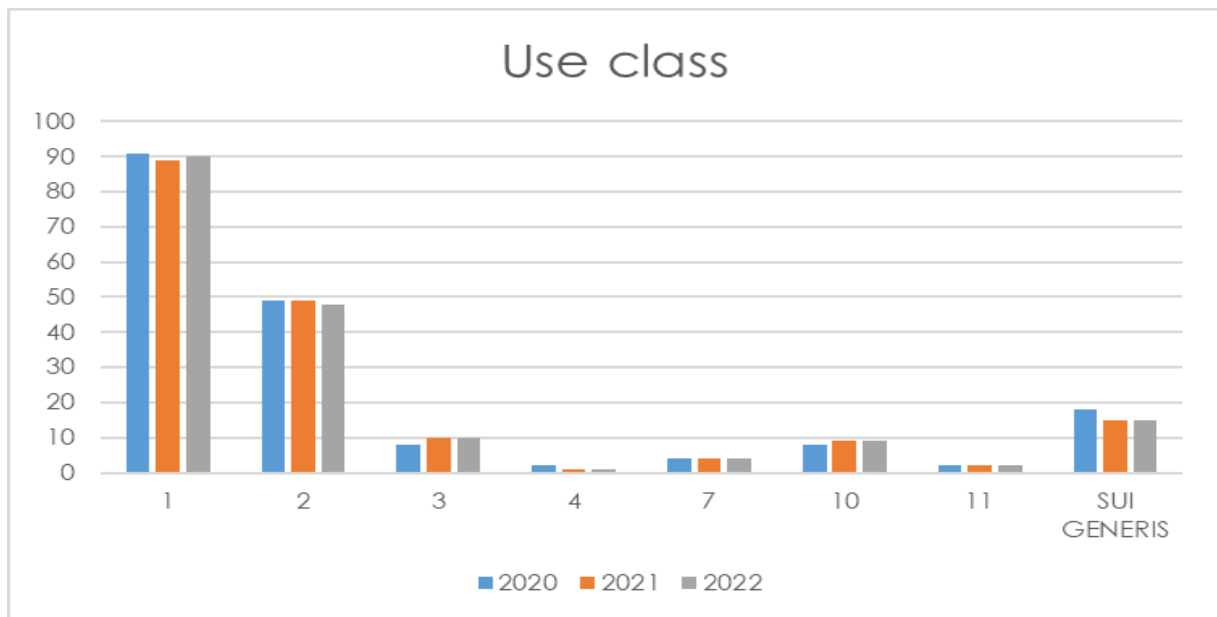
Sectors

Comparison retail has maintained a strong presence, increasing in 2020 before falling again in 2021, and maintaining levels in 2022. Both retail and leisure service have also maintained a strong presence, with an increase of retail service in 2021 maintained in 2022, and an increase in leisure service in 2020 falling slightly in 2021 and maintaining levels in 2022.

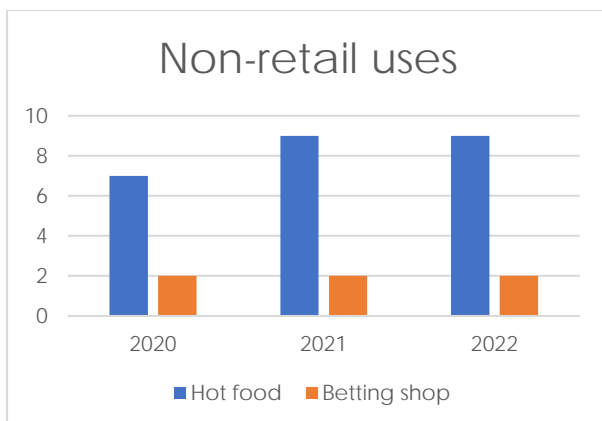


Use Class

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



Non-retail use clusters



There are 9 hot food take-aways in the town centre. During the period 2020 – 2022 there has been an increase of 2 hot food takeaways in the town centre. There are 2 betting shops in the town centre with no increase between 2020-2022. No other uses which may result in adverse impacts have been observed

Change of use applications proposing residential development

2 planning applications have been consented between 2020–2022 for change of use to residential use in the town centre; 1 proposing a change of use to café/take-away, formation of two dwellinghouses and 1 which proposed a change of use & alterations to store to form dwellinghouse.

Retail exceeding 1000m2

There are currently 3 occupied properties in Montrose Town Centre which exceed 1000m2.

Business	Type	Size
Argos/Gillies/Dominos	Retail & takeaway	1760m2
Boots	Retail	1035m2
M & Co.	Retail	1571m2

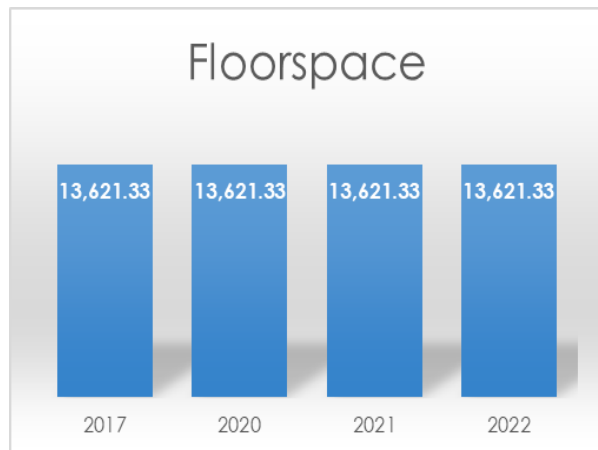
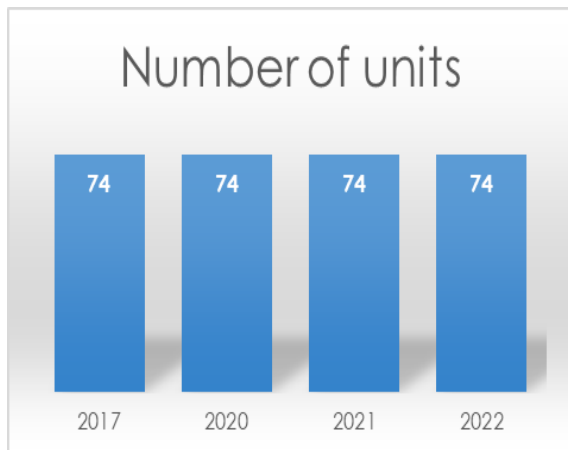
In addition, there are 5 occupied properties out with the town centre but within the development boundary.

Business	Type	Size
Aldi	Supermarket	1254m2
Lidl	Supermarket	1626m2
Tesco	Supermarket	5304m2
Buicks	Retail	2653m2
Home Bargains, Farmfoods, Costa	Retail	3159m2

CORE RETAIL AREA SURVEY SUMMARY

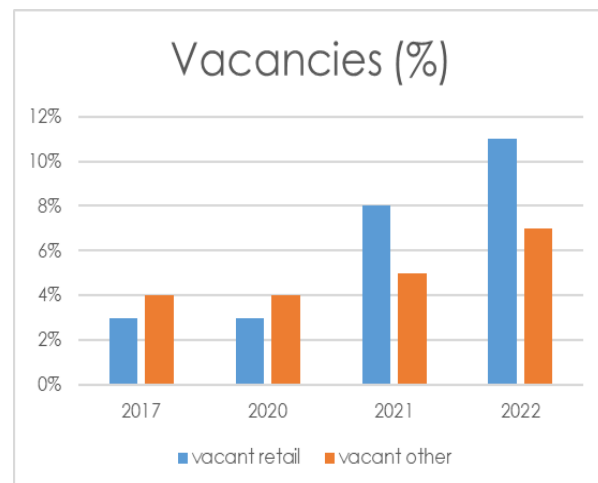
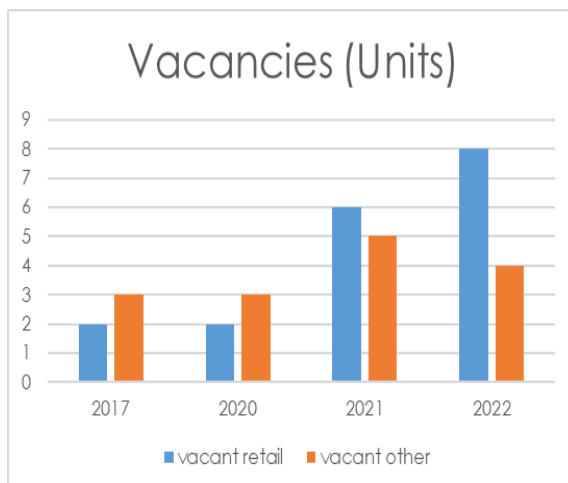
Unit numbers & Floorspace

The total number of units remains consistent between 2017-2022 at 74 units, as does the floorspace of 15,621.33.



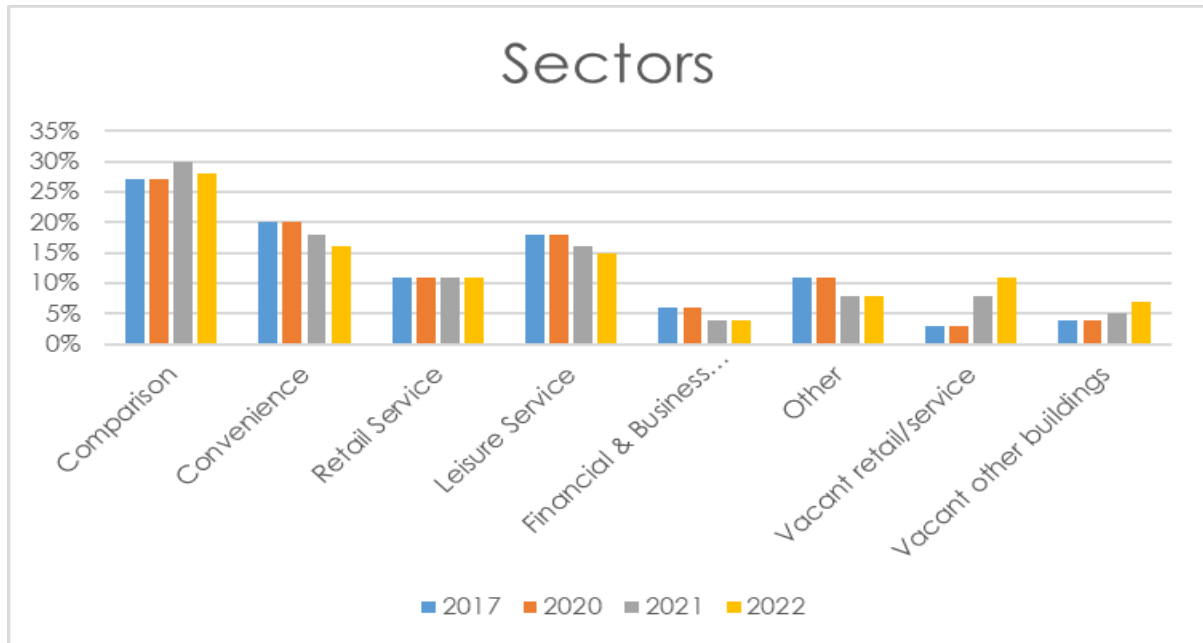
Vacancies

Vacancies in the core retail have continuously risen from 2020, peaking at 12 units in 2022, similarly the percentage has also risen to 18%.

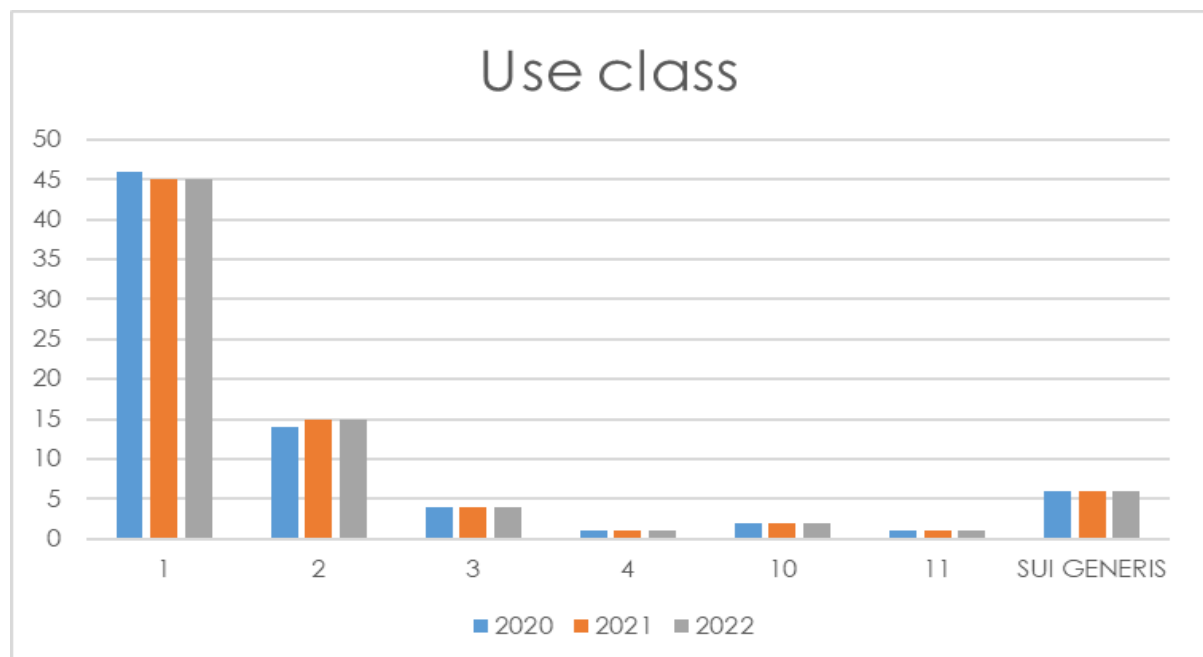


Sectors

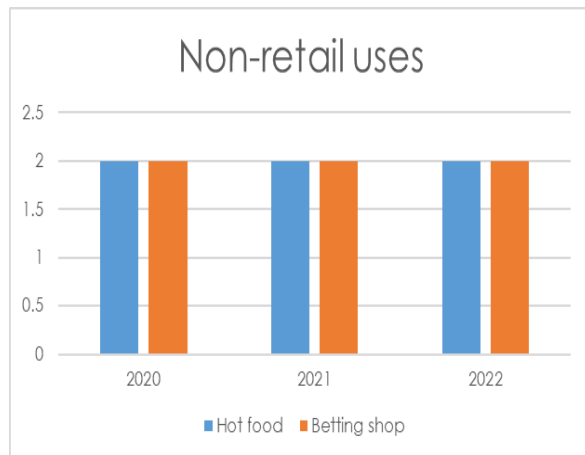
Comparison retail has maintained a strong presence in the core retail area despite a decline in 2022. Convenience and leisure service also maintain a fairly strong presence despite small declines in 2021 & 2022.



Class 1 Shops has maintained the strongest presence despite a small decrease observed in 2021 & 2022, followed by Class 2 Financial, professional which has increased slightly across the 2020-2022 period.



Non-retail use clusters

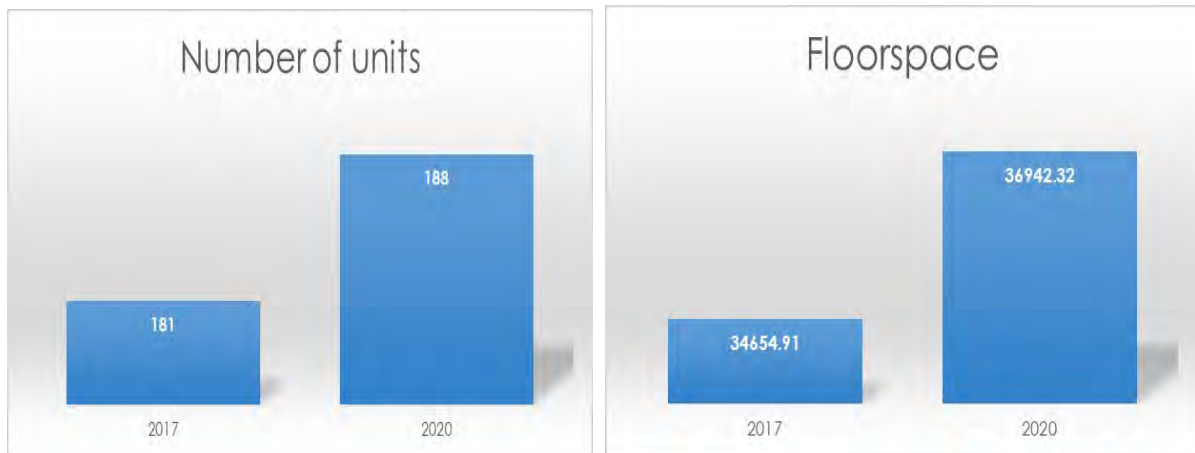


There are 2 hot food take-aways in the town centre. During the period 2020 – 2022 there has been no hot food takeaways in the town centre. There are 2 betting shops in the town centre with no increase between 2020-2022. No other uses which may result in adverse impacts have been observed

ALL TOWNS SUMMARY

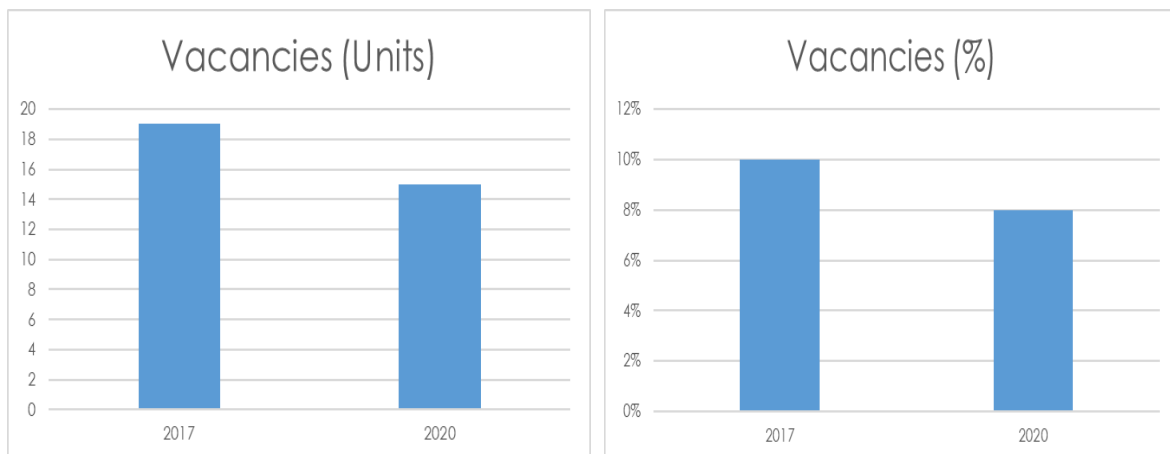
Unit numbers & Floorspace

The total number of units have increased from 181 units in 2017, to 188 units in 2020. Floorspace has also increased from 34654.91 in 2017, to 36,942.32 in 2020.



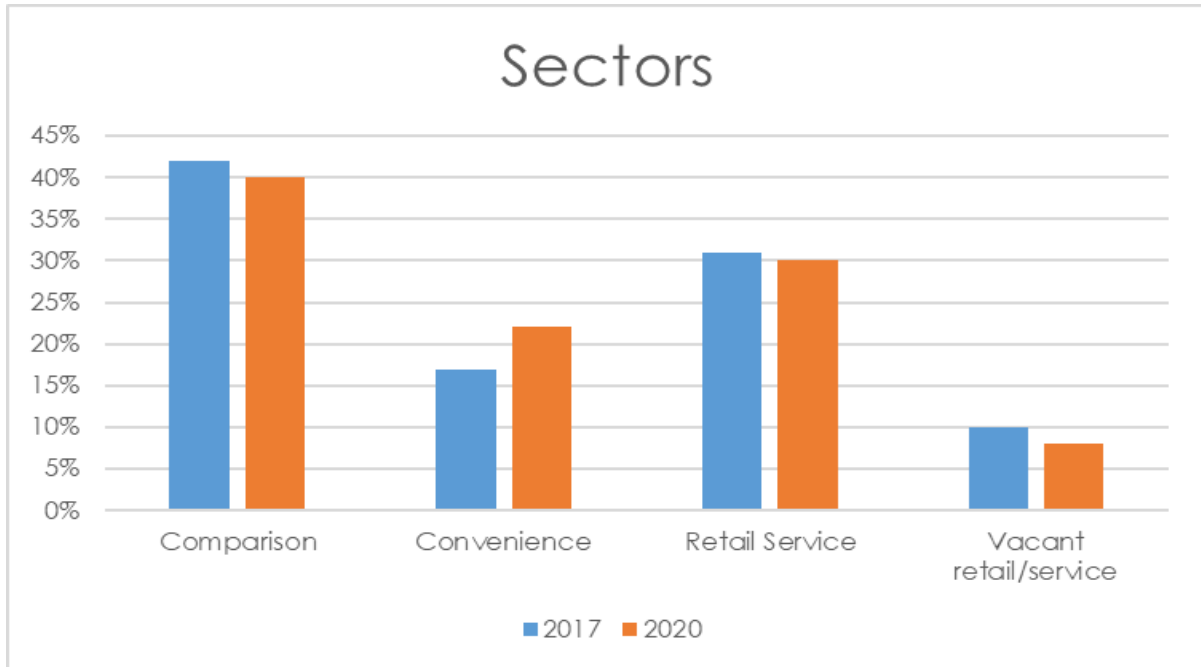
Vacancies

Vacant retail and service units across the town decreased from 19 units in 2017, to 15 units in 2020. The percentage also decreased from 10% in 2017, to 8% in 2020.



Sectors

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

Goat 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

MONTROSE 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	✓												
102	Art & Art Dealers	✓					1	59.4	1	59.4	1	59.4	1	59.4
103	Carpets & Flooring	✓												
104	DIY & Home Improvement	✓												
105	Electrical & Other Durable Goods	✓					4	673.59	6	727.85	6	727.85	6	727.85
106	Furniture Fitted	✓												
107	Furniture General	✓					2	1100.9	2	1100.9	2	1100.9	2	1100.9
108	Gardens & Equipment	✓												
109	Hardware & Household Goods	✓					1	114.04	1	114.04	1	114.04	1	114.04
110	Textiles & Soft Furnishings	✓					2	137.74	1	78.2	1	78.2	1	78.2
111	Booksellers	✓												
112	Cycles & Accessories	✓												
113	Music & Musical Instruments	✓					1	29.3	1	29.3	1	29.3	1	29.3
114	Music & Video Recordings	✓												
115	Photographs & Optical	✓												
116	Sports, Camping & Leisure Goods	✓							2	292.55	1	292.55	1	292.55
117	Toys, Games & Hobbies	✓												
118	Catalogue Showrooms	✓					1	1208.65	1	1208.65	1	1208.65	1	1208.65
119	Charity Shops	✓					7	865.84	6	741.83	5	657.72	5	657.72
120	Department & Variety Stores	✓												
121	Second-hand Goods, Books Etc	✓												
122	Children & Infants Wear	✓							2	142.04	2	142.04	3	162.74
123	Clothing General	✓					3	2632.34	4	2671.14	4	2671.14	4	2671.14
124	Footwear	✓					3	287.21	3	306.2	3	167.5	3	167.5
125	Ladies & Men's Wear & Accessories	✓									2	884.63	2	884.63
126	Ladies Wear & Accessories	✓					4	1099.02	1	110.7	1	110.7	1	110.7
127	Men's Wear & Accessories	✓					2	147.91	1	50	1	50	1	50
128	Craft, Gifts, China & Glass	✓					4	240.09	3	100.48	4	190.9	3	144.42
129	Jewellery, Watches & Silver	✓					4	186.82	3	166.42	3	166.42	3	166.42

130	Leather & Travel Goods	✓										
131	Telephones & Accessories	✓										
132	Office Supplies	✓										
133	Other Comparison Goods	✓					3	251.06				
134	Vehicle Accessories	✓										
201	Bakers & Confectioners		✓		4	353.29	3	322.15	3	322.15	4	384.65
202	Butchers		✓		1	82.9	1	82.9	1	82.9	1	82.9
203	Fishmongers		✓		1	41.1	1	41.1	1	41.1	1	41.1
204	Frozen Food		✓		1	235.2						
205	Greengrocers		✓									
206	Grocers & Delicatessens		✓		3	466.39	3	466.39	3	466.39	3	466.39
207	Off Licences		✓		1	93.32	1	93.32	1	93.32	1	93.32
208	Supermarkets		✓									
209	Confectionary, Tobacco & News		✓		4	194.35	4	157.89	4	157.89	3	118.04
210	Convenience Stores		✓		1	44						
211	Health Foods		✓									
212	Markets		✓									
213	Newsagents & Stationers		✓		1	186.98	1	186.98	1	186.98	1	186.98
214	Other Retail Outlets			✓	1	293.8						
215	Florists	✓					1	63.58	1	63.58	1	63.58
216	Greeting Cards	✓			2	389.05	3	275.21	3	275.21	3	275.21
301	Building Societies			✓	1	139.2	1	139.2	1	139.2	1	139.2
302	Financial Services			✓	4	348	5	510.5	4	448.3		448.3
303	Retail Banks			✓	4	1035.61	4	1035.61	2	505.36	2	505.36
304	Business Goods & Services			✓								
305	Other Business Services			✓					2	183.01	2	183.01
306	Printing & Copying			✓	1	21.43	1	21.43				
307	Property Services			✓	3	191.94	3	191.94	3	191.94	3	191.94
401	Educational Institutions											
402	Emergency Services											
403	Employment & Careers		✓									
404	Information & Advice Centres								1	218.6	1	218.6
405	Libraries, Museums & Art Galleries			✓	1	964.2	1	964.2	1	964.2	1	964.2
406	Post Offices		✓				1	332.42	1	322.42	322.42	
407	Legal Services			✓								
408	Government & Municipal Buildings				5	1908.5	3	1052	3	1052	3	1052
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	378.72	2	378.72	2	378.72	2	378.72
604	Cinemas, Theatres & Concert Halls			✓									
605	Disco, Dance & Nightclubs			✓									
606	Health & Beauty		✓			21	1086.33	21	1238.93	27	1469.51	26	1377.76
607	Photo Studio		✓			2	124.2	2	124.2	2	124.2	2	124.2
608	Public Houses			✓		5	674	4	624	5	704	5	704
609	Restaurants			✓		5	791.7	4	652.7	4	679.36	5	791.7
610	Toiletries, Cosmetics & Beauty	✓				2	561.41	1	394.88	1	394.88	1	394.88
611	Travel Agents		✓			1	51.2						
612	TV, Cable & Video Rental		✓										
613	Clubs			✓		3	1309.1	2	1174.6	1	422.7	1	422.7
614	Hotels& Guest Houses			✓		3	841	3	841	3	841	3	841
615	Sports & Leisure Facilities			✓		1	628.45	1	235.20	2	761.06	2	761.06
616	Cafes			✓		5	450.59	5	450.59	4	375.49	4	375.49
617	Clothing & Fancy-Dress Hire		✓										
618	Dry Cleaners & Laundrettes		✓										
619	Fast Food & Take Away			✓		8	770.18	11	1056.69	10	1028.49	10	1028.49
620	Other Retail Services		✓			1	130.46	2	226.89	2	226.89	2	226.89
621	Photo Processing		✓										
622	Repairs, Alterations & Restorations		✓			2	133.41	1	65.31	1	65.31	1	65.31
623	Shoe Repairs & Key Cutting		✓										
701	Works, Warehouses & Factories					4	896.99	1	260.09	1	260.09	1	260.09
702	Offices					10	991.37	7	840.36	7	840.36	7	840.36
801	Chemists & Drugstores	✓				3	1287.96	3	1287.96	3	1287.96	3	1287.96
802	Medical Services					3	170.95	3	170.95	3	170.95	3	170.95
803	Opticians		✓			3	310.21	3	310.21	3	310.21	3	310.21
901	Entrance & Stores					4	318.29	1	15.6	1	15.6	1	15.6
902	Religious Institutions					1	400						
903	Vehicle & Motorcycle Sales	✓											
1001	Vacant Retail/Service					15	1642.14	13	2115.16	10	1277.11	12	1465.09
1002	Vacant Other Buildings					15	1620.72	10	1299.15	11	2415.49	9	2210.05
1101	Building Supplies & Services												
1102	Wholesalers		✓										
						197	31321.49	178	27850.77	178	28415.87	178	28415.87

MONTROSE TOWN CENTRE SUMMARY

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	46	23%	11021.27	35%	49	28%	10172.39	37%
Convenience	17	8%	1697.53	5%	14	8%	1350.73	5%
Retail Service	31	16%	2109.61	7%	30	16%	2297.96	8%
Leisure Service	33	17%	6807.94	22%	33	19%	6377.7	22%
Financial & Business	13	6%	1736.18	6%	14	8%	1898.68	7%
Other	27	14%	4686.1	15%	15	8%	2339	8%
Vacant Retail/Service	15	8%	1642.14	5%	13	7%	2115.16	8%
Vacant Other Buildings	15	8%	1620.72	5%	10	6%	1299.15	5%
	197	100%	31321.49	100%	178	100%	27850.77	100%

SECTOR	2021				2022			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	47	26%	10673.57	37%	47	26%	10647.79	37%
Convenience	14	8%	1350.73	5%	14	8%	1373.38	5%
Retail Service	36	20%	2518.54	9%	35	20%	2426.79	9%
Leisure Service	32	18%	6155.02	24%	33	18%	6267.36	22%
Financial & Business	12	7%	1467.81	5%	12	7%	1467.81	5%
Other	16	9%	2557.6	10%	16	9%	2557.6	9%
Vacant Retail/Service	10	6%	1277.11	4%	12	7%	1465.09	5%
Vacant Other Buildings	11	6%	2415.49	6%	9	5%	2210.05	8%
	178	100%	28415.87	100%	178	100%	28415.87	100%

MONTROSE 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	✓												
102	Art & Art Dealers	✓												
103	Carpets & Flooring	✓												
104	DIY & Home Improvement	✓												
105	Electrical & Other Durable Goods	✓												
106	Furniture Fitted	✓												
107	Furniture General	✓						1	682.84	1	682.84	1	682.84	
108	Gardens & Equipment	✓												
109	Hardware & Household Goods	✓						1	114.04	1	114.04	1	114.04	
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	✓						2	292.55	2	292.55	2	292.55	
117	Toys, Games & Hobbies	✓												
118	Catalogue Showrooms	✓												
119	Charity Shops	✓						5	552.33	4	468.22	4	468.22	
120	Department & Variety Stores	✓												
121	Second-hand Goods, Books Etc	✓												
122	Children & Infants Wear	✓												
123	Clothing General	✓						4	2563.42	3	2440.31	3	2440.31	
124	Footwear	✓						1	160.13					
125	Ladies & Men's Wear & Accessories	✓												
126	Ladies Wear & Accessories	✓												
127	Men's Wear & Accessories	✓						1	49.19	1	50	1	50	
128	Craft, Gifts, China & Glass	✓						1	46.48	1	46.48			
129	Jewellery, Watches & Silver	✓						1	36.96	1	36.96	1	36.96	
130	Leather & Travel Goods	✓												
131	Telephones & Accessories	✓												
132	Office Supplies	✓												

133	Other Comparison Goods	✓						1	166.53				
134	Vehicle Accessories	✓											
201	Bakers & Confectioners		✓					3	322.15	3	322.15	3	322.15
202	Butchers		✓					1	82.9	1	82.9	1	82.9
203	Fishmongers		✓					1	41.1	1	41.1	1	41.1
204	Frozen Food		✓										
205	Greengrocers		✓										
206	Grocers & Delicatessens		✓					3	466.39	3	466.39	3	466.39
207	Off Licences		✓					1	93.32	1	93.32	1	93.32
208	Supermarkets		✓										
209	Confectionary, Tobacco & News		✓					3	106.69	3	106.69	2	66.84
210	Convenience Stores		✓										
211	Health Foods		✓										
212	Markets		✓										
213	Newsagents & Stationers		✓					1	186.98	1	186.98	1	186.98
214	Other Retail Outlets			✓									
215	Florists	✓						1	63.58	1	63.58	1	63.58
216	Greeting Cards	✓						3	275.21	3	275.21	3	275.21
301	Building Societies					✓		1	139.2	1	139.2	1	139.2
302	Financial Services					✓							
303	Retail Banks					✓		3	738.51	2	505.36	2	505.36
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			✓				1	332.42	1	332.42	1	332.42
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	378.72	2	378.72	2	378.72
604	Cinemas, Theatres & Concert Halls					✓							
605	Disco, Dance & Nightclubs					✓							

606	Health & Beauty			✓					3	235.28	4	271.35	4	271.35
607	Photo Studio			✓										
608	Public Houses				✓				2	220	2	220	2	220
609	Restaurants				✓				2	198.56	1	86.22	2	198.56
610	Toiletries, Cosmetics & Beauty	✓							1	394.88	1	394.88	1	394.88
611	Travel Agents			✓					1	114.81				
612	TV, Cable & Video Rental			✓										
613	Clubs				✓				1	751.9				
614	Hotels& Guest Houses				✓									
615	Sports & Leisure Facilities				✓				1	235.2	1	235.2	1	235.2
616	Cafes				✓				2	206.31	2	206.31	2	206.31
617	Clothing & Fancy-Dress Hire			✓										
618	Dry Cleaners & Laundrettes			✓										
619	Fast Food & Take Away				✓				3	256.77	3	256.77	3	256.77
620	Other Retail Services			✓					1	130.46	1	130.46	1	130.46
621	Photo Processing			✓										
622	Repairs, Alterations & Restorations			✓										
623	Shoe Repairs & Key Cutting			✓										
701	Works, Warehouses & Factories								1	260.09	1	260.09	1	260.09
702	Offices								3	338.54	2	319.04	2	319.04
801	Chemists & Drugstores	✓							3	1287.96	3	1287.96	3	1287.96
802	Medical Services								2	157.85	2	157.85	2	157.85
803	Opticians			✓					2	205.68	2	205.68	2	205.68
901	Entrance & Stores								2	148.3	1	15.6	1	15.6
902	Religious Institutions													
903	Vehicle & Motorcycle Sales	✓												
1001	Vacant Retail/Service								3	408.5	6	898.01	8	984.34
1002	Vacant Other Buildings								2	453.1	4	1550.49	5	1438.15
1101	Building Supplies & Services													
1102	Wholesalers			✓										
									74	13621.33	74	13621.33	74	13621.33

*Detailed information is not available for 2017

MONTROSE CORE RETAIL AREA SURVEY

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	20	27%	5989.6	44%	26	34%	6623.1	47%
Convenience	15	20%	1573.79	12%	13	17%	1299.53	9%
Retail Service	8	11%	1363.95	10%	8	10%	1081.65	8%
Leisure Service	13	18%	1941.26	14%	13	17%	2247.46	16%
Financial & Business	5	6%	991.29	7%	4	5%	877.71	7%
Other	8	11%	1120.49	8%	8	10%	904.78	7%
Vacant Retail/Service	2	3%	292.55	2%	3	4%	408.5	3%
Vacant Other Buildings	3	4%	348.4	3%	2	3%	453.1	3%
	74	100%	13621.33	100%	74	100%	13621.33	100%

SECTOR	2021				2022			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	22	30%	6153.03	45%	21	28%	6106.55	45%
Convenience	13	18%	1299.53	10%	12	16%	1259.68	9%
Retail Service	8	11%	939.91	7%	8	11%	939.91	7%
Leisure Service	11	16%	1383.22	10%	12	15%	1495.96	11%
Financial & Business	3	4%	644.56	5%	3	4%	644.56	5%
Other	6	8%	752.58	6%	6	8%	752.58	5%
Vacant Retail/Service	6	8%	898.01	6%	8	11%	984.34	7%
Vacant Other Buildings	5	5%	1550.49	11%	4	7%	1438.15	11%
	74	100%	13621.33	100%	74	100%	13621.33	100%

MONTROSE 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	36.6	1	36.6
102	Art & Art Dealers	✓					3	139.1	3	139.1
103	Carpets & Flooring	✓					1	83.8	1	83.8
104	DIY & Home Improvement	✓					1	126.81	1	126.81
105	Electrical & Other Durable Goods	✓					4	673.59	6	727.85
106	Furniture Fitted	✓							1	32.8
107	Furniture General	✓					3	3753.9	3	3753.9
108	Gardens & Equipment	✓								
109	Hardware & Household Goods	✓					2	284.37	3	2428.37
110	Textiles & Soft Furnishings	✓					3	159.64	2	100.1
111	Booksellers	✓								
112	Cycles & Accessories	✓								
113	Music & Musical Instruments	✓					1	29.3	1	29.3
114	Music & Video Recordings	✓								
115	Photographs & Optical	✓								
116	Sports, Camping & Leisure Goods	✓					2	164.89	3	376.55
117	Toys, Games & Hobbies	✓								
118	Catalogue Showrooms	✓					1	1208.65	1	1208.65
119	Charity Shops	✓					8	928.94	7	804.93
120	Department & Variety Stores	✓								
121	Second-hand Goods, Books Etc	✓								
122	Children & Infants Wear	✓							2	142.04
123	Clothing General	✓					5	2771.94	6	2810.74
124	Footwear	✓					3	287.21	3	306.2
125	Ladies & Men's Wear & Accessories	✓								
126	Ladies Wear & Accessories	✓					7	1211.09	4	286.56
127	Men's Wear & Accessories	✓					3	172.01	2	74.1
128	Craft, Gifts, China & Glass	✓					7	338.18	6	198.57
129	Jewellery, Watches & Silver	✓					4	186.82	3	166.42
130	Leather & Travel Goods	✓								
131	Telephones & Accessories	✓								
132	Office Supplies	✓								

133	Other Comparison Goods	✓						5	405.54
134	Vehicle Accessories	✓				2	137.1	2	137.1
201	Bakers & Confectioners		✓			6	442.18	6	446.78
202	Butchers		✓			2	196.7	2	196.7
203	Fishmongers		✓			1	41.1	1	41.1
204	Frozen Food		✓			1	235.2	2	700.2
205	Greengrocers		✓			1	38.8	1	38.8
206	Grocers & Delicatessens		✓			8	825.69	8	825.69
207	Off Licences		✓			1	93.32	1	93.32
208	Supermarkets		✓			2	6904	3	8158
209	Confectionary, Tobacco & News		✓			6	383.27	6	346.81
210	Convenience Stores		✓			2	270.38	4	397.47
211	Health Foods		✓						
212	Markets		✓						
213	Newsagents & Stationers		✓			1	186.98	1	186.98
214	Other Retail Outlets			✓		2	366.31	7	495.62
215	Florists	✓				2	115.21	2	111.34
216	Greeting Cards	✓				2	389.05	3	275.21
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			✓		1	308.2		
407	Legal Services								
408	Government & Municipal Buildings								
501	Taxi & Mini cabs								
502	Vehicle Rental			✓					
503	Transport Facilities								
504	Vehicle Repairs & Services			✓		11	3360.37	7	2175.13
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			✓		32	1621.23	35	1936.85
607	Photo Studio			✓		2	124.2	2	124.2
608	Public Houses				✓				
609	Restaurants				✓				
610	Toiletries, Cosmetics & Beauty	✓				2	561.41	1	394.88
611	Travel Agents			✓		1	51.2	1	114.81
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			✓					
619	Fast Food & Take Away				✓				
620	Other Retail Services			✓		1	130.46	2	226.89
621	Photo Processing			✓					
622	Repairs, Alterations & Restorations			✓		2	113.41	1	65.31
623	Shoe Repairs & Key Cutting			✓					
701	Works, Warehouses & Factories								
702	Offices								
801	Chemists & Drugstores	✓				4	1373.4	2	1373.4
802	Medical Services								
803	Opticians			✓		3	310.21	3	310.21
901	Entrance & Stores								
902	Religious Institutions								
903	Vehicle & Motorcycle Sales	✓				4	1521.79	3	1218.79
1001	Vacant Retail/Service					19	1896.9	15	2211.98
1002	Vacant Other Buildings								
1101	Building Supplies & Services								
1102	Wholesalers			✓					
						181	34654.91	188	36942.32

MONTROSE ALL TOWN SUMMARY

SECTOR	2017				2020			
	Units	Distribution	Space	Distribution	Units	Distribution	Space	Distribution
Comparison	75	42%	16754.8	48%	76	40%	16338.98	44%
Convenience	31	17%	9617.62	28%	41	22%	11854.96	32%
Retail Service	56	31%	6385.59	18%	56	30%	6536.4	18%
Vacant Retail/Service	19	10%	1896.9	6%	15	8%	2211.98	6%
	181	100%	34654.91	100%	188	100%	36942.32	100%

