

End of Year Report 2009

Dawn of a better market!

10th February 2010

Produced by



The Local Data Company
See where people go™

Dawn of a better market!

Shop Vacancy Report - End of Year 2009

Welcome to the LDC End-Year Report 2009 which covers the results of over 149,000 Shop* premises surveyed in over 700 town centres**across Great Britain.

The value of retail sales in December 2009 was 3.6% higher than in the same month a year earlier. This increase was dominated by a 4.9% rise in food sales with a lesser 1.6% rise in non-food. December set the seal upon something of a retail recovery in the second half of 2009. However, the pressure will be on to maintain steady growth against a still-fragile backdrop for the wider economy.

There are real reasons for nervousness going into 2010. The temporary reduction of 2.5% in VAT expired at the year end and there are signs that this pulled forward expenditure on big-ticket items particularly into 2009. The country also slithered to a halt for a couple of weeks in the snows of January – an event that is almost bound to hit High Street sales.

Vacancy rates are showing signs of improvement in some centres but overall the trend remains doggedly upwards. Comparison retailers continue to bear the brunt of the pain with multiple retailers faring worse than independents. Geographically the big city centres of the Midlands and north continue to show stubbornly high numbers of empty shops.

Vacancy trend remains upwards

Town centre vacancy rates in Great Britain have risen from nearly 10% in the middle of 2009 to over 12% at the end of December***, which is 500 basis points above vacancy rates at the top of the market in 2007.

Table 1 shows the worst performing large centres at the year end. This is dominated by the big retail centres of the Midlands and the North, with Wolverhampton topping the table this time around rising from 4th position mid-year.

There are ten newcomers to the top 25 centres for vacancy. Bradford takes 2nd position having seen vacancy rise significantly during the second half of the year. Both Wolverhampton and Bradford see over 20% of shops vacant in their town centre area along with Sheffield and Middlesborough.

Some large centres have improved their standing during the second half and have dropped out of the top 25. Birmingham has seen vacant shops fall to around 10% from nearly 14%; Leicester stands at just under 12% from over 13%; and Exeter is down to 13% from nearly 15%.

A geographic trend is less apparent amongst the medium sized centres (table 2). Margate tops the list with a vacancy rate over 27% but is joined over 20% by Gateshead, Stockport, Camberley and Letchworth amongst others.

1. * 'Shops' relates to Comparison, Convenience and Service retail.
2. ** Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.
3. *** The latest calculation of vacancy rates now includes shopping centres. All vacancy rates quoted in this report, including historical, are calculated on the same basis, allowing accurate historical comparisons.

No.	Centre	Vacancy Rate %	Position at mid 2009
1	Wolverhampton	23.9%	4 ▲
2	Bradford	22.5%	*
3	Sheffield	21.0%	8 ▼
4	Middlesborough	20.1%	*
5	Doncaster	19.5%	23 ▲
6	Kingston-upon-Hull	19.5%	12 ▲
7	Preston	18.3%	21 ▲
8	Leeds	17.8%	5 ▼
9	Wakefield	17.3%	*
10	Derby	16.9%	1 ▼
11	Sunderland	16.9%	*
12	Liverpool	16.8%	3 ▼
13	Manchester	16.8%	15 ▲
14	Newcastle-upon-Tyne	16.7%	11 ▼
15	Nottingham	16.6%	*
16	Southampton	16.3%	14 ▼
17	Carlisle	15.2%	*
18	Guildford	14.6%	*
19	Leamington Spa	14.5%	*
20	Bristol	14.5%	20 ◆
21	Bath	13.8%	*
22	Croydon	13.8%	7 ▼
23	Worthing	13.4%	*
24	Central London	12.9%	19 ▼
25	Exeter	12.8%	10 ▼

Table 1 - large centres.

* New entrant to top 25 large centre table.

No.	Centre	Vacancy Rate %
1	Margate	27.2%
2	Letchworth	24.5%
3	Gateshead	23.0%
4	Hinckley	22.9%
5	Stockport	22.4%
6	Sutton-in-Ashfield	21.2%
7	Camberley	20.4%
8	Rochdale	19.3%
9	Bracknell	19.3%
10	Stockton-on-Tees	19.2%
11	Whitely	19.0%
12	Stourbridge	18.7%
13	Aldershot	18.7%
14	Dover	18.3%
15	Stafford	17.9%
16	Purley	17.9%
17	Wandsworth	17.5%
18	Bolton	17.4%
19	Stoke-on-Trent	17.4%
20	Sutton	17.4%
21	Worksop	17.3%
22	Chatham	17.1%
23	Coalville	16.9%
24	Gravesend	16.7%
25	Hillsborough	16.7%

Table 2 - medium sized centres.

Sectors

In the second half of 2009 overall there were more stores opening than closing. Figure 1 shows the impact on the number of stores by broad sector. Comparison stores fared least well with over 8,000 closures, but this was more than offset by over 10,000 new openings. The convenience sector saw over 3,000 stores open in the second half, but this was countered by over 2,400 closures – this number swelled by the collapse of First Quench and the subsequent shutting of nearly 700 Thresher off licences.

Leisure on the High Street saw over 8,000 openings with 4,500 closures, many as a result of the continued pressures on the licensed trade. Services fared reasonably well in the second six months seeing 5,600 openings versus 2,900 closures.

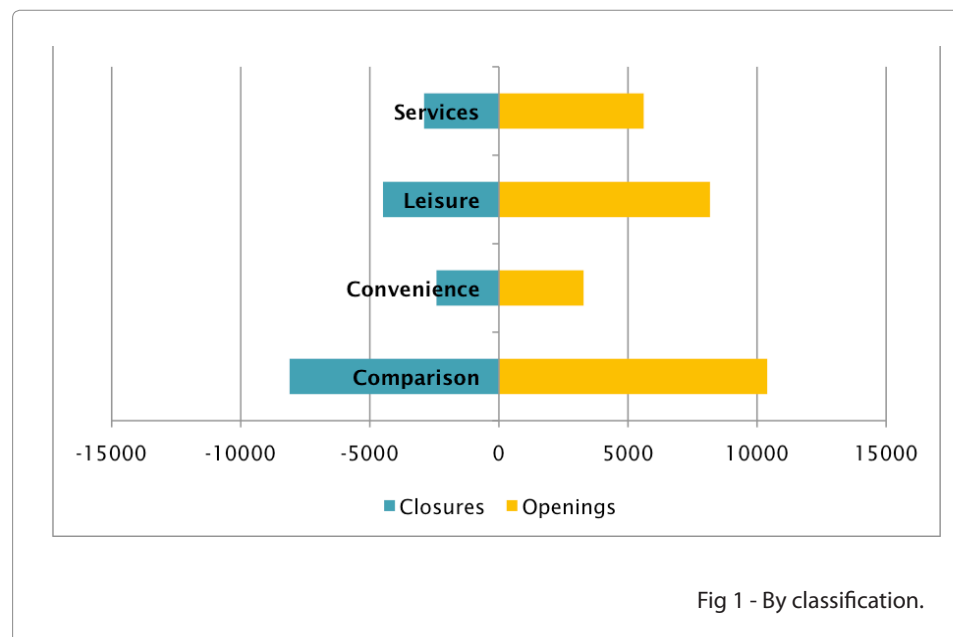


Fig 1 - By classification.

The rise in the number of convenience stores is being driven by competition between supermarkets. In September, Waitrose announced plans to open a network of convenience stores - and sell food in Boots stores. The company is reportedly looking to open 300 smaller high street outlets in total in direct competition to Marks & Spencers Simply Food outlets. Away from the supermarkets, baker Greggs announced that they plan to open 600 new stores nationwide creating 6,000 new jobs.

Plans are also afoot in the comparison sector. Waitrose parent company John Lewis announced the launch of a new shop format in mid 2009 that will focus specifically on the home sector, including electrical and home technology. The department chain has identified up to 30 possible locations for the new stores across the UK both in and out of town.



Waitrose - London N8

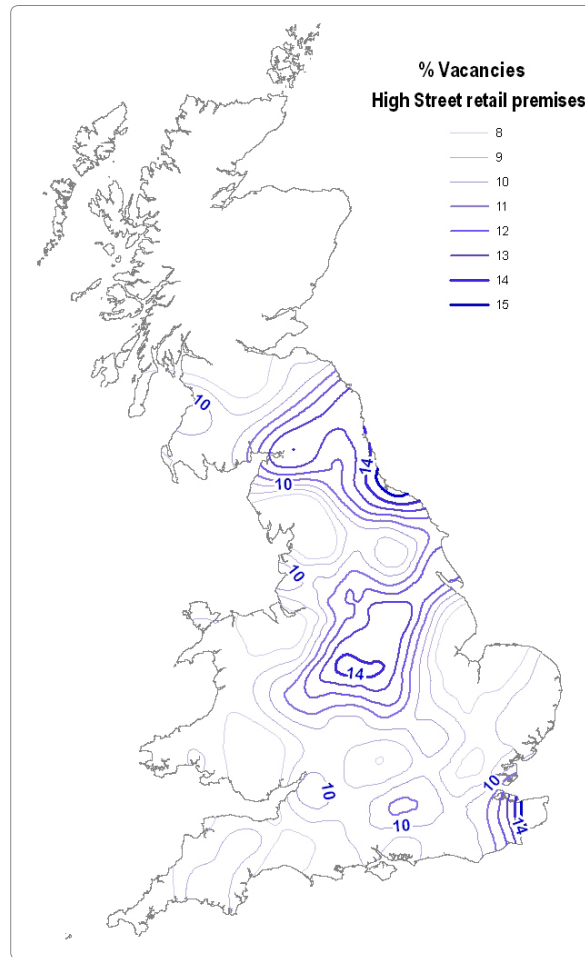


Boots - Great Yarmouth



Marks & Spencer - Guildford

Average High Street vacancy rates



Source: The Local Data Company, Geofutures

4. Each centre has been physically walked and each premise recorded as either vacant, occupied or demolished during the period July – December 2009. This report only relates to vacant (void) units.

Continuing the technology theme, Apple will open up to 50 new Apple stores in 2010 including more in the UK. Apple's flagship store in Central London is reportedly the most profitable for its size in London, taking £60 million a year or £2,000 per square foot. Apple has opened new UK stores in Brighton, Cardiff and Aberdeen in 2009.

Regions

Generally, vacancy at a regional level has continued to increase in the second half of 2009, although at a slower rate. Overall shop vacancy has very nearly doubled in England and Wales since the end of 2008. All regions saw a jump in vacancy reflected in the mid-year figures, but these rates have moderated significantly in this survey.

The Northern regions, whose centres dominate the vacancy data are showing the highest vacancy rates with the North East particularly badly hit at 14%. The South and East, including London, saw a 33% increase in vacancy rates in the second half of 2009, with average vacancy at just under 9%. However, this hides the fact that parts of Central London have been heavily impacted resulting in a vacancy rate of nearly 13%. In total vacancy rates in the South & East have increased 190% since the peak of the market. A similar story can be seen in the Midlands, where the second half of 2009 saw a 46% rise in the number of empty shops. Wales and the South West saw a less pronounced increase of 18% since June 2009, with vacancy rates increasing to 10%.

Government regions with highest vacancy are the North East and the Midlands regions with highs of 14%. By comparison vacancy in Wales and the East of England sees a rate just below 8%.

5. Vacant (Void) units are those units which did not possess a trading business at that location on the day we visited that premise.

Case Study - First Quench

There are many fewer off-licences on the High Street following the administration of First Quench.



High street off-licences have been losing trade

for years as a result of increased competition in the form of aggressive discounting from supermarkets. The introduction of extended opening hours for pubs and bars in 2005 also affected High Street business and the recession made things far worse.

The sector has seen some high profile collapses as a result of these pressures. The Unwins chain went under at the end of 2005, leading to nearly 400 closures. The collapse of First Quench followed the demise of Wine Cellar, which operated 170 stores as Booze Buster, Simply Drinks and Simply Food & Drinks predominantly in the North East and North West.

First Quench operated 1,200 shops under a number of fascias including Threshers, Wine Rack, The Local, Bottoms Up and Victoria Wine. It also controlled Haddows in Scotland.

While 109 Wine Cellar shops were bought quickly by EFB retail and the damage was limited to around 30 stores, the situation with First Quench is more problematic. Two small groups of stores have been sold. The Wine Rack brand and 13 outlets have been acquired by Venus Wine and Spirit Merchants and 23 stores have been picked up by SEP Properties. In total over 1,000 stores have been closed across the country.

SEP have also purchased the Threshers, Victoria Wine, Bottoms Up and The Local brands. The company are looking to expand the Threshers business online, and rebrand all the retail businesses as Bottoms Up.

Summary

Anecdotally, retailers performed pretty well in the second half of 2009, particularly in the run up to Christmas and it is, perhaps, surprising that this positive outcome is not reflected more clearly in the numbers of vacant shops. A number of large retailers have indicated strong expansion plans including Poundland, Peacocks and even Blacks Leisure.

However, although the numbers continue to increase, the rate of that increase is slowing down, giving rise to some optimism that, at the end of 2009, the worst was behind the High Street. The LDC national shop vacancy figure at the end of December stood at 12.4% , up from 10.0% in June 2009.

Significantly, for those looking for signs of a recovery, the rate of increase in vacant shops has slowed from 100% in the first 6 months of 2009 to 24% in the second half of 2009.

Our analysis shows that regions and centres are at different stages of recovery. Size aside the extremes are as wide as Kensal Town (London) and Lee Green (London) with over 30% vacancy down to positive decreases in vacancy rates in over 8% of the centres we track including Spalding, Swanage, Clifton and Camden Town.

Other positive signs are the talk of retail developments coming online in 2010 a number of which are in the north of the country. Whilst these developments are very

positive progress for the centres in question it has to be acknowledged that the new space created rarely has a positive impact on vacancy rates in the short term as existing retailers from the high street take up better space/ positioning at a lower occupancy cost within the new shopping centre.

This is a summary report. Using the comprehensive data available in TCI a more detailed view of vacancy will be published in the next few weeks, shining the spotlight on openings and closings and exploring which sectors and regions are doing well and which continue to struggle.

About The Local Data Company

LDC maintains a fantastically detailed and up-to-date database of UK retail and leisure premises, covering over 92% of the UK population.

LDC data is available as a raw data file or through our web application, Town Centre Intelligence (TCI).

- ✓ Over 460,000 business locations
- ✓ More than 370,000 current & historical images
- ✓ 705 field researched town centres across UK
- ✓ Encompassing 450+ classifications
- ✓ Updated every 26 weeks

PLEASE NOTE: *Regional analysis (TV region) is also available on request.*



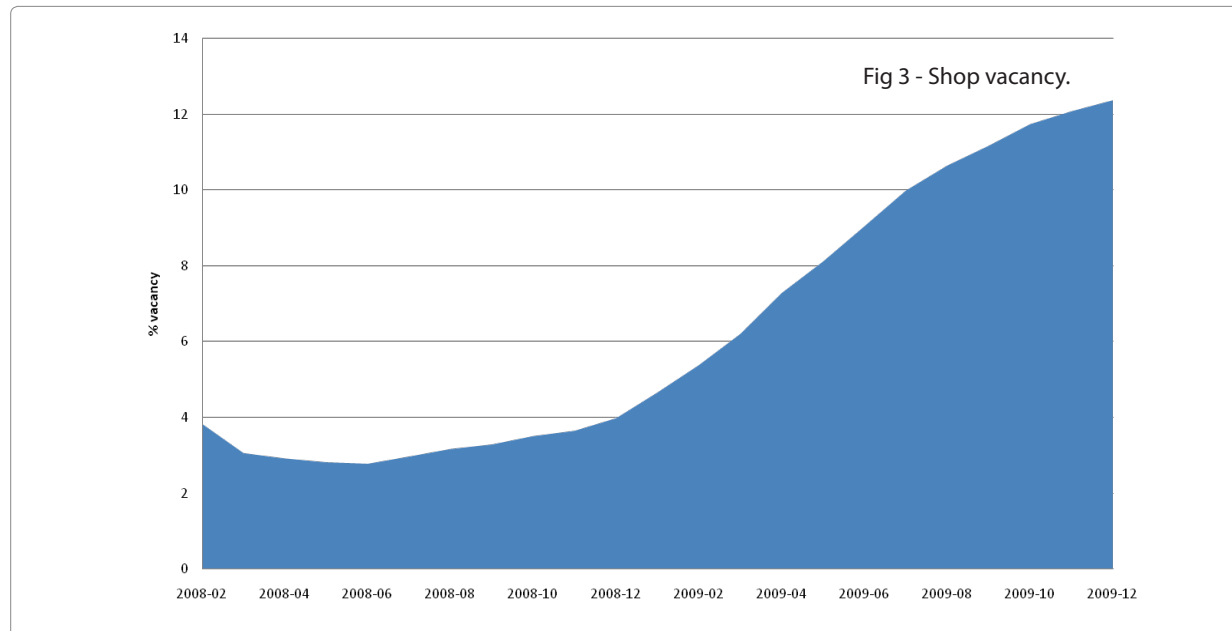
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6. The figures include vacant units within shopping centres in each centre where we have had co-operation from the shopping centre owner/management.

7. The total number of premises surveyed was in excess of 149,000.

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Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **East Midlands**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Northampton had the lowest vacancy rate⁽⁴⁾ of the larger retail centres in the East Midlands. At the end of December it stood at 9.5% compared with Derby, Nottingham and Leicester where vacancy is in double figures.
- Hinckley sees the highest overall vacancy at nearly 23% compared with a national average of around 12%

All Figures derived from visiting the centre between July and December 2009.

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EAST MIDLANDS

No.	Centre	Vacancy Rate %
1	Hinckley	22.9%
2	Sutton-in-Ashfield	21.2%
3	Worksop	17.3%
4	Derby	16.9%
5	Coalville	16.9%
6	Nottingham	16.6%
7	Newark-on-Trent	15.9%
8	Mansfield	15.1%
9	Long Eaton	14.0%
10	Loughborough	13.5%
11	Chesterfield	12.8%
12	Melton Mowbray	12.8%
13	Beeston	12.6%
14	Leicester	12.0%
15	Alfreton	11.7%
16	Kettering	11.1%
17	Northampton	9.5%
18	Belper	8.5%
19	Ripley	8.2%
20	Market Harborough	4.8%

Regional vacancy rate league table.

(1) Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.

(2) Television region.



(3) 'Shops' relates to Comparison, Convenience and Service retail.

(4) The latest calculation of vacancy rates now includes shopping centres. All vacancy rates quoted in this report, including historical, are calculated on the same basis, allowing accurate historical comparisons.



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Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **East Yorks**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Hull had the highest vacancy rate⁽⁴⁾ of the larger retail centres in the region. At the end of September it stood at just under 20%, compared with a national average of around 12%.
- Generally, Hull is an exception with large centres like Lincoln and York seeing vacancy below average.

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EAST YORKS



No.	Centre	Vacancy Rate %
1	Kingston-upon-Hull	19.5%
2	Gainsborough	14.0%
3	Lincoln	10.5%
4	York	9.6%
5	Scunthorpe	9.5%
6	Stamford	9.5%
7	Grimsby	7.9%
8	Bridlington	7.2%
9	Grantham	6.8%
10	Beverley	5.6%
11	Boston	5.6%
12	Goole	5.5%
13	Skegness	3.6%
14	Louth	3.4%
15	Scarborough	2.4%

Regional vacancy rate league table.

(1) Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.

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EAST

Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **East**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Norwich had the highest vacancy rate⁽⁴⁾ of the larger retail centres in the East. At the end of September it stood at 12.5% compared with the GB average of around 12%.
- Lowestoft continues to perform well with vacancy rates well below the GB average at 7.0%

All Figures derived from visiting the centre between July and December 2009.

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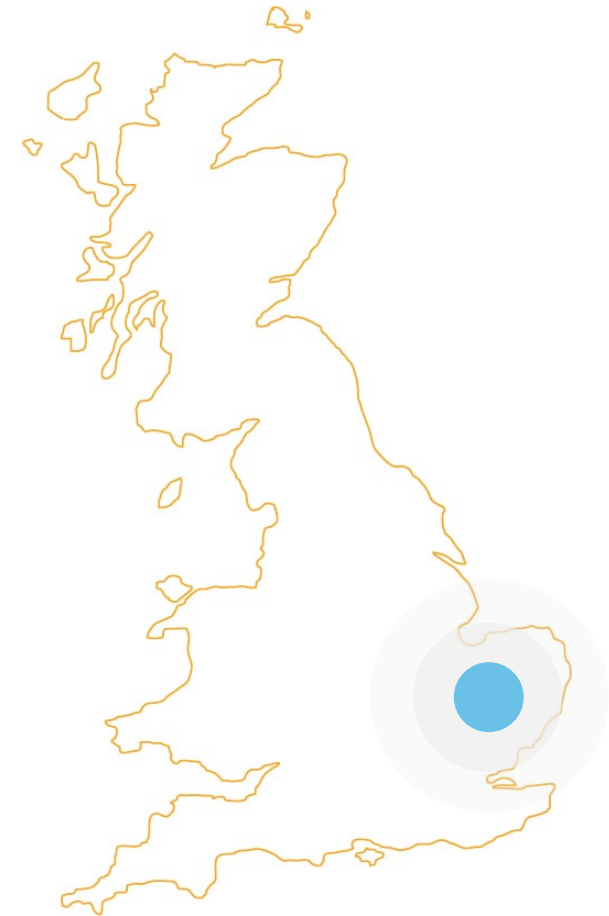
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No.	Centre	Vacancy Rate %
1	Norwich	12.5%
2	Colchester	12.1%
3	Bury St. Edmunds	11.9%
4	Sudbury	11.6%
5	Great Yarmouth	11.4%
6	Cambridge	11.4%
7	Perterborough	10.9%
8	Ipswich	9.1%
9	Kings Lynn	8.2%
10	Stevenage	7.6%
11	Lowestoft	7.0%
12	Bishops Stortford	6.4%
13	Saffron Walden	5.5%
14	Ely	5.3%
15	St. Ives	4.9%

Regional vacancy rate league table.



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FAR SOUTH WEST

Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the far **South West**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Exeter had the highest vacancy rate⁽⁴⁾ of the larger retail centres in the South West. At the end of October it stood at nearly 13% , this an improvement on the 15% seen at June 2009.
- Penzance sees vacancy rates well below the GB average at 6.4% but this is a deterioration from the 4.5% seen in June.

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No.	Centre	Vacancy Rate %
1	Exeter	12.8%
2	Weymouth	12.1%
3	Yeovil	12.0%
4	Plymouth	11.8%
5	Paignton	9.4%
6	Torquay	9.3%
7	Honiton	8.6%
8	Taunton	7.8%
9	Bideford	7.7%
10	Barnstaple	6.5%
11	Penzance	6.4%
12	Newton	5.9%
13	Newquay	5.1%
14	Truro	5.0%
15	Falmouth	4.5%

Regional vacancy rate league table.

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(2) Television region.



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A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **London** area.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Croydon had the highest vacancy rate⁽⁴⁾ of the larger retail centres in London. At the end of October it stood at nearly 14% compared with the GB average of around 12%.
- Central London sees vacancy of around the national average while, Croydon and Uxbridge aside, the centres around the capital seem to be performing better than average – Chelmsford, for example, sees under 8% vacancy.

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No.	Centre	Vacancy Rate %
1	Letchworth	24.5%
2	Basildon	14.9%
3	Croydon	13.8%
4	Uxbridge	13.0%
5	Central London	12.9%
6	Fulham	12.2%
7	Luton	11.8%
8	Harlow	11.7%
9	Bromley	11.7%
10	Beckenham	10.8%
11	Wimbledon	10.7%
12	Hemel Hempstead	10.5%
13	Southend-on-Sea	10.2%
14	St. Albans	10.2%
15	Ealing	10.2%
16	Romford	10.1%
17	Bedford	9.8%
18	Kingston	9.4%
19	Watford	8.6%
20	Sutton	8.3%
21	Welwyn Garden City	8.0%
22	Lewisham	7.7%
23	Chelmsford	7.6%
24	Stratford	4.2%
25	Enfield	3.6%

Regional vacancy rate league table

LONDON



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(2) Television region.

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A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **North East**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- In December, Gateshead saw the highest vacancy rate⁽⁴⁾ of the retail centres in the North East for the second survey running, standing at 23% compared with the GB average of around 12%.
- North Eastern town and city centres continue to see vacancy rates well above the GB average.

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1	Gateshead	23.0%
2	Middlesbrough	20.1%
3	Stockton-on-Tees	19.2%
4	Sunderland	16.9%
5	Newcastle	16.7%
6	Redcar	16.0%
7	Carlisle	15.2%
8	South Shields	14.9%
9	Blyth	12.9%
10	Darlington	12.3%
11	Hartlepool	12.3%
12	Durham	11.1%
13	Kendal	10.9%
14	Penrith	10.6%
15	Morpeth	8.4%
16	Keswick	8.0%
17	Berwick-upon-Tweed	7.4%
18	Chester-le-Street	7.1%
19	Hexham	6.2%
20	Barrow-in-Furness	2.5%

Regional vacancy rate league table.

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The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Blackpool saw a significant improvement in vacancy⁽⁴⁾ in the second half of 2009, moving from 21% at the end of June to 15.5% at the year end.
- Preston sees the highest vacancy of the large retail centres in the North West at just over 18%.

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NORTH WEST

No.	Centre	Vacancy Rate %
1	Stockport	22.4%
2	Rochdale	19.3%
3	Preston	18.3%
4	Bolton	17.4%
5	Liverpool	16.8%
6	Manchester	16.8%
7	Wigan	16.6%
8	Burnley	16.6%
9	Blackpool	15.5%
10	Warrington	14.3%
11	Crewe	14.1%
12	Oldham	13.4%
13	Macclesfield	13.0%
14	Chester	11.4%
15	Lytham St. Annes	10.6%
16	Lancaster	7.0%
17	Altrincham	6.2%
18	Blackburn	5.6%
19	Wilmslow	4.9%
20	Accrington	4.7%

Regional vacancy rate league table.

(1) Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.

(2) Television region.



(3) 'Shops' relates to Comparison, Convenience and Service retail.

(4) The latest calculation of vacancy rates now includes shopping centres. All vacancy rates quoted in this report, including historical, are calculated on the same basis, allowing accurate historical comparisons.

Dawn of a better market!

SCOTLAND

Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across **Scotland**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Generally, Scottish retail centres seem to have weathered the storm better than their English and Welsh counterparts, with all the major retail centres surveyed seeing vacancy below the national average.
- Glasgow had the highest vacancy rate⁽⁴⁾ of the larger retail centres in Scotland. At the end of September it stood at 11.5% compared with the GB average of around 12%.

All Figures derived from visiting the centre between July and December 2009.

About The Local Data Company

LDC maintains a fantastically detailed and up-to-date database of UK retail and leisure premises, covering over 92% of the UK population.



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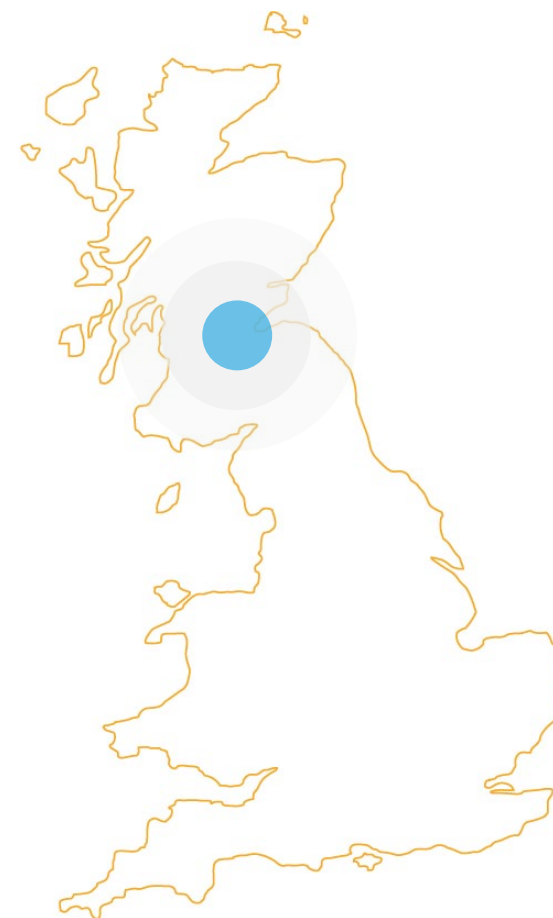
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No.	Centre	Vacancy Rate %
1	Ayr	11.9%
2	Glasgow	11.5%
3	Perth	8.6%
4	Edinburgh	7.6%
5	Dundee	7.3%
6	Falkirk	5.6%
7	Aberdeen	4.3%

Regional vacancy rate league table.



(1) Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.

(2) Television region.

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Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **South East**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Margate had the highest vacancy rate⁽⁴⁾ of the larger retail centres in the South East for the second survey in succession. At the end of October it stood at just over 27%, up on the 25% seen mid-year.
- Dover and Folkestone have both seen a modest improvement in vacancy.

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SOUTH EAST

No.	Centre	Vacancy Rate %
1	Margate	27.2%
2	Dover	18.3%
3	Chatham	17.1%
4	Gravesend	16.7%
5	Ramsgate	16.4%
6	Folkestone	15.9%
7	Maidstone	13.5%
8	Dartford	13.2%
9	Canterbury	13.0%
10	Tonbridge	12.4%
11	East Grinstead	12.3%
12	Crawley	11.2%
13	Brighton	10.6%
14	Gillingham	9.9%
15	Haywards Heath	8.5%
16	Ashford	7.4%
17	Eastbourne	5.3%
18	Lewes	4.7%
19	Sevenoaks	4.5%
20	Tunbridge Wells	3.2%

Regional vacancy rate league table.

(1) Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.

(2) Television region.



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Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **South**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Bracknell had the highest vacancy rate⁽⁴⁾ of the larger retail centres in the South. At the end of October it stood at just over 19% compared with the GB average of around 12%.
- Reading continues to perform well with vacancy rates well below the GB average at 9%.

All Figures derived from visiting the centre between July and December 2009.

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No.	Centre	Vacancy Rate %
1	Bracknell	19.3%
2	Southampton	16.3%
3	Guildford	14.6%
4	High Wycombe	13.5%
5	Worthing	13.4%
6	Newport, IOW	12.0%
7	Bournemouth	9.9%
8	Aylesbury	9.9%
9	Newbury	9.4%
10	Basingstoke	9.3%
11	Winchester	9.1%
12	Reading	9.0%
13	Portsmouth	9.0%
14	Maidenhead	8.9%
15	Oxford	7.9%
16	Milton	7.6%
17	Petersfield	6.3%
18	Chichester	5.7%
19	Woking	5.6%
20	Salisbury	5.0%

Regional vacancy rate league table.

(1) Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.

(2) Television region.



(3) 'Shops' relates to Comparison, Convenience and Service retail.

(4) The latest calculation of vacancy rates now includes shopping centres. All vacancy rates quoted in this report, including historical, are calculated on the same basis, allowing accurate historical comparisons.



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SOUTH WEST

Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **South West**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Bristol had the highest vacancy rate⁽⁴⁾ of the larger retail centres in the West. At the end of July it stood at 14.5%, compared with a national average of around 12%.
- Cheltenham continues to perform relatively well with vacancy at the year end around 9%.

All Figures derived from visiting the centre between July and December 2009.

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No.	Centre	Vacancy Rate %
1	Bristol	14.5%
2	Tiverton	14.0%
3	Bath	13.8%
4	Dorchester	10.1%
5	Clifton	9.9%
6	Swindon	9.4%
7	Cheltenham	9.0%
8	Bridgwater	9.0%
9	Gloucester	8.6%
10	Chippenham	7.8%
11	Weston-super-Mare	7.6%
12	Marlborough	7.4%
13	Blandford	7.4%
14	Cirencester	7.1%
15	Stroud	6.5%

Regional vacancy rate league table.



(1) Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.

(2) Television region.

(3) 'Shops' relates to Comparison, Convenience and Service retail.

(4) The latest calculation of vacancy rates now includes shopping centres. All vacancy rates quoted in this report, including historical, are calculated on the same basis, allowing accurate historical comparisons.

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Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across **Wales**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Generally, Welsh retail centres seem to have weathered the storm better than their English counterparts, with all the major retail centres surveyed seeing vacancy below the national average.
- Swansea had the highest vacancy rate⁽⁴⁾ of the larger retail centres in Wales. At the end of December it stood at just over 12% compared with the GB average of around 12%.

All Figures derived from visiting the centre between July and December 2009.

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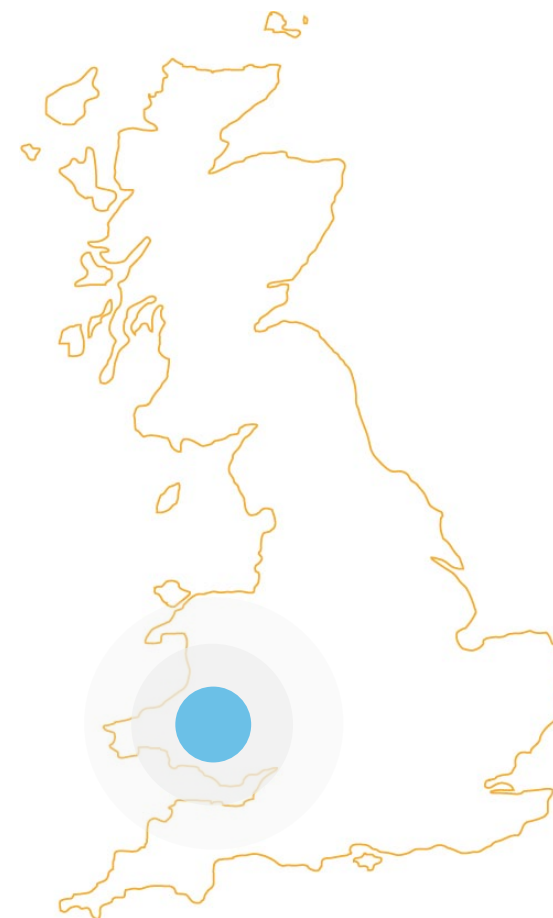
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WALES

No.	Centre	Vacancy Rate %
1	Swansea	12.1%
2	Camarthen	10.4%
3	Newport	9.2%
4	Caernarfon	7.9%
5	Llandudno	7.8%
6	Cwmbran	6.3%
7	Cardiff	5.9%
8	Merthyr	5.5%
9	Wrexham	4.7%
10	Pontypridd	3.4%

Regional vacancy rate league table.



(1) Each 'Centre' relates to the Communities and Local Government (CLG) retail core boundary definition.

(2) Television region.

(3) 'Shops' relates to Comparison, Convenience and Service retail.

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Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across the **West Midlands**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- Wolverhampton had the highest vacancy rate⁽⁴⁾ of the larger retail centres in the West Midlands for the second survey running. At the end of December it stood at just under 24% compared with the GB average of around 12%.
- Some town and city centres saw significant improvements in vacancy during the second half of 2009. Birmingham fell from nearly 14% to just over 10% and Sutton Coldfield came down from over 20% to 17.4%.

All Figures derived from visiting the centre between July and December 2009.

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No.	Centre	Vacancy Rate %
1	Wolverhampton	23.9%
2	Stafford	17.9%
3	Stoke-on-Trent	17.4%
4	Sutton Coldfield	17.4%
5	Burton-upon-Trent	15.0%
6	Leamington	14.5%
7	Walsall	13.9%
8	Coventry	13.1%
9	Rugby	12.5%
10	Kidderminster	11.1%
11	Birmingham	10.4%
12	Solihull	10.3%
13	Newcastle-under-Lyme	10.0%
14	Lichfield	9.3%
15	Shrewsbury	9.3%
16	Hereford	8.4%
17	Stratford-upon-Avon	7.5%
18	Worcester	7.5%
19	Nuneaton	6.9%
20	Telford	6.0%

Regional vacancy rate league table.

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Shop Vacancy Report - End of Year 2009

A report from The Local Data Company shows the continuing impact of the recession upon town centres⁽¹⁾ across **Yorkshire**.⁽²⁾

The report shows that:

- The number of empty shops⁽³⁾ continues to increase but the rate of increase is slowing.
- Comparison retailers have been hardest hit while convenience retailing such as food has continued to trade well.
- A majority of the large retail centres in Yorkshire see vacancy rates⁽⁴⁾ well above the national average of around 12%. Bradford, for example saw 22.5% at the year end.
- The obvious exception is Harrogate which continues to perform well with vacancy in December under 7%.

All Figures derived from visiting the centre between July and December 2009.

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YORKSHIRE

No.	Centre	Vacancy Rate %
1	Bradford	22.5%
2	Sheffield	21.0%
3	Doncaster	19.5%
4	Leeds	17.8%
5	Wakefield	17.3%
6	Huddersfield	11.7%
7	Keighley	8.3%
8	Dewsbury	7.1%
9	Harrogate	6.8%
10	Rotherham	6.0%
11	Halifax	5.2%
12	Skipton	5.0%
13	Barnsley	4.6%
14	Northallerton	4.5%
15	Castleford	4.4%

Regional vacancy rate league table.

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