

RETAIL AND LEISURE TENANT MIX STRATEGY – MARCH 2025

This strategy has been prepared by Lyons Thompson Letts (LTL) on behalf of PJ Livesey Homes (6) Limited in support of a full planning application for the redevelopment of Chorlton Precinct.

The planning application proposes the erection of 6no. residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)). As part of pre-application engagement with Manchester City Council ('MCC'), a strategy for the ground floor commercial space has been requested to inform the planning application.

LTL are one of the leading Retail and Leisure Property Consultants in the North of England, with extensive experience agreeing letting strategy, tenant mix, likely demand and achievable rents on proposed developments. Once a clear strategy has been identified LTL will present to target operators, market the space and advise the JV on preferred tenants and terms.

The team from LTL has significant leasing experience across the North West cities and suburbs. Current relevant case studies include the leasing of Sale shopping centre, Circle Square, Manchester and Quayside Mediacity.

OVERVIEW OF THE PROPOSED SCHEME

Chorlton is a vibrant suburb of Manchester with an interesting mix of largely independent retail and food & beverage operators. It has been a popular suburb for the opening of new retail and restaurant openings however, the quality of these has declined over the last decade with lots of retail space being taken over as hot food takeaways.

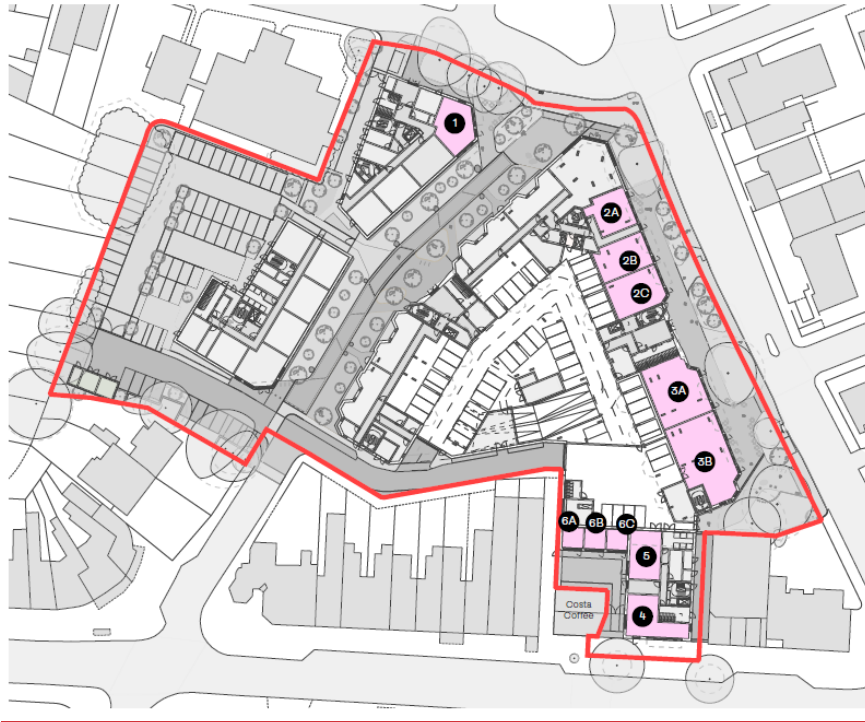
The current retail and leisure provision is stretched along the principal roads of Chorlton and there is a lack of focal point for the district centre, which it is hoped that the proposed development will provide. The residential-led scheme (262 units) will provide a significant injection of vibrancy to the centre to sustain existing and new businesses. The proposed redevelopment of the now vacant Chorlton precinct site will provide modern, well configured commercial floor space, which is designed to attract best in class independent and regional operators to create a curated tenant mix and provide a much-needed heart for the district centre.

PROPOSED QUANTUM/LAYOUT

The proposed scheme includes commercial units fronting on to Barlow Moor Road and Nicolas Road along with a Makers Markets comprising smaller units which would be accessed via Wilbraham Road.

The below table details the proposed units and floor areas:

Unit	SQ M	SQ FT
1	87	939
2a	79	851
2b	94	1,008
2c	105	1,130
3a	162	1,745
3b	210	2,265
4	91	985
5	79	847
6c	23	244
6b	23	244
6a	23	244
TOTAL	975	10,504



The proposed ground floor space will provide approximately 975 sq m (10,504 sq ft). This will be sub-divided to provide space for up to 11 operators. Unit sizes range from 23 sq m (244 sq ft) up to 210 sq m (2,265 sq ft). There is potential to combine units if an operator requires additional space. In addition, many of the units have potential for outside seating to help create a thriving and vibrant outside area, where people can meet, spend time and play.

It is anticipated that the larger units may lend themselves to good quality food & beverage operators, retailers and service retail uses such as opticians, pharmacies etc. The smaller units will enable PJJ to create options for emerging independent operators. The larger units will target stronger regional operators who can act as mini-anchor tenants for the development.

The leasing strategy will be to build on Chorlton's existing strong independent offering and speak to best in class operators throughout the region and identify uses which would appeal to both the existing Chorlton catchment and the new residents moving into the development.

PLANNING USE CLASSES

It is proposed that the ground floor commercial units will operate within Use Class E – Commercial, Business and Service in accordance with the following sub-groups:

a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,	PROPOSED
b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,	PROPOSED
c) for the provision of the following kinds of services principally to visiting members of the public— (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,	PROPOSED
d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,	PROPOSED GYM/PERSONAL TRAINER USES ONLY
e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,	PROPOSED DENTIST AND PHARMACY USES
f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,	NOT PROPOSED
g)(i) an office to carry out any operational or administrative functions	NOT PROPOSED
g)(ii) the research and development of products or processes, or	NOT PROPOSED
g)(iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.	NOT PROPOSED

CONCLUSION

The Applicant will seek to identify an anchor tenant early and use them to build up interest from stronger independent and regional operators to complement tenant mix.

Remaining space would then be infilled with complimentary retail targeting strong regional and independent operators.

The Applicant's aim is to create flexible retail and leisure space that can be adapted dependent latest trends and individual operator's requirements.