



Views (Holdings) Limited, t/a Views

c/o Patrick Sheridan

Sent by email: patrick.sheridan@views.co.uk

31/8/22

Dear Patrick,

Thanks for the update on how your planning application is progressing.

In relation to the size and demand for retail and restaurant units in the local area, from our experience we feel the subdivision of units as submitted for planning would work well to satisfy the demand in the local market.

We are advised that the frontage for each unit facing Wilmslow Road is circa 5.4m wide with depth of units varying from circa 12m to circa 20m.

Wilmslow Road (Curry Mile) is a popular area for retail and leisure, with strong demand from local entrepreneurs to expand existing businesses and also for new start-up businesses. A small number of national operators are also keen to have a presence in this area. Having a mix of sizes from circa 650sqft up to circa 1,450sqft should cater well for securing a good mix of high-quality tenants.

It would be good to retain some flexibility internally, so you may not build all the subdividing walls to begin with. This would allow for two adjoining units to be combined if an operator wanted to take a larger space (say circa 2,000sqft). This was the case when I advised the owners of San Court on Wilmslow Road, and 6 of the original units ended up being combined to create 3 larger units (Units 1-2, 5-6 and 7-8) to satisfy requirements.

Retailers and food operators do not always require an extensive frontage to their units – different operators have different requirements. For example, convenience store operators often blank out their frontage with plastic film, where the tills/shelving can be located along the windows facing onto the high street. These C-stores typically require circa 3,000 – 5,000sq/ft (we are about to complete a letting nearby to a convenience operator on a store of close to 3,000sq/ft).

I hope that this is of use for now but please feel free to come back to me if it would be helpful to discuss further.

Many thanks

A handwritten signature in black ink, appearing to be 'JB' followed by a flourish.

Joe Bostock MRICS
For and on behalf of WT Gunson