

04th October 2022

Views Holdings Ltd
Blenheim Court
Carrs Road
Cheadle
SK8 2JY

Re 98 Wilmslow Road Manchester – Retail & restaurant Units

Thanks for the update on your planning application and we note the ground floor is very similar to the previous layout we reviewed.

As you know we have done a number of lettings in the area over the last few years. We feel the subdivision of units as submitted for planning would work well and satisfy the demand in the local market.

The frontage of circa 5.4m for each unit facing Wilmslow Rd is suitable for a wide range of operators. The shape of the units are mostly regular with the depths varying from circa 12m to 20m. The deeper units will work well for restaurant and café operators who will typically have the kitchens located at the rear. The very rear of units 4, 5 and 6 are slightly less regular in shape but this is not unusual and operators will make good use of these spaces.

Virtually all the units can access the bin store directly from the rear of their units, which is helpful. The suggested servicing of the units from Grandale Street should work well and there would be less conflict with cyclists and pedestrians moving along Wilmslow Road, which can get very busy.

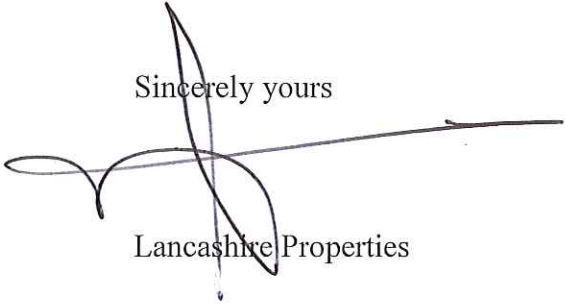
Units 2 and 3 have slightly longer glazed frontages to Grandale Street, they should benefit from good visibility off Wilmslow Road and should lift the quality experience on Grandale Street.

In terms of potential quality occupiers, there continues to be strong demand from local entrepreneurs to grow successful existing businesses and also for new start-up food brands. A number of national operators are also keen to have a presence on Wilmslow Road. Having a mix of sizes from circa 600sqft up to circa 1,400sqft should work well for securing a good mix of quality operators.

Retaining flexibility internally is important at this stage. If the subdividing walls can be built at a late stage this will be helpful in responding to occupiers space requirements.

Most retailers and food operators don't require a very long stretch of shopfront. Very wide shopfront windows are often blanked out with plastic graphics. You often see this on the local Tesco stores where displays and tills are often positioned at the very front of the store. A Tesco local store would ideally operate out of circa 4,000sqft but they can take spaces down to circa 2,500sqft.

Sincerely yours



Lancashire Properties