

**Retail Rocks Potential Expansion  
Appendix 1**

Area	Facilities/overview	Vacant Units
<p><b>Hayton Rd Arcade Tilldrone</b></p>	<p>Retail Arcade with large Co-operative food store. Internally there are a number of units that are used for charitable purposes. (M26 Group, First Port of Call, 2<sup>nd</sup> hand charity shop, Bethany Trust Support. None were open for business during the survey on 16<sup>th</sup> July at approx 1.30 p.m.</p> <p>Within the surrounding area there are the following services: Nisa Supermarket, Tilly Butcher, Kebab shop, Chinese takeaway, Chip shop, bookmaker, and chemist/post office.</p> <p>Identified market gaps: Pet shop, Polish Deli, Café, 2<sup>nd</sup> hand furniture shop, Hairdresser, Undertaker, Home brew shop or baker.</p> <p>This development had very little footfall during survey..</p> <p>Parking available</p> <p>Units 1 &amp; 2 (The Lighthouse) and 6 (Charity Shop) are let to Bethany Christian Trust on 6 monthly rolling leases. The current leases run to 31/10/12 and 28/01/13 respectively.</p> <p>Unit 5 is currently let to Tillydrone Community Council (M26 group) and will run to 17/5/13.</p> <p>Bethany Christian Trust have noted an interest on unit 3 to November 2014 which is currently being processed. They have also noted an interest in Unit 7 for a coffee shop, however this would be dependent on the length of lease available due to the capital investment required.</p>	<p>There are currently 2 vacant units within the arcade, 1 was a former butcher and the other is a large unit. One of the vacant units has a note of interest.</p>
<p><b>School Walk, Seaton</b></p>	<p>2 retail units within this development – 1 currently used as a newsagents, the other vacant.</p> <p>Small community café might be viable.</p> <p>Near to football pitches for weekend trade.</p> <p>This development was not busy during visit.</p> <p>Car parking available</p> <p>The local area is well served with convenience stores, newsagents, baker,</p>	<p>One vacant unit</p>

<p><b>Lewis Road</b></p>	<p>book makers and chip shop and bank Small retail development consisting of Chemist/post office, co-operative food, and Chinese takeaway. No vacant units This development was quiet during survey Car parking available</p>	<p>No vacant units</p>
<p><b>Woodend</b></p>	<p>Small free standing retail development consisting of Baker, Chip Shop, Hairdresser, Newsagent, Nisa Supermarket. No vacant units currently, however Tesco is opening a large store nearby in the winter which could potentially have a negative impact on these retail units. This development was not busy during visit. Car parking available</p>	<p>No vacant units</p>
<p><b>Lang Stracht retail development</b></p>	<p>One of the larger freestanding retail developments which currently consists of a Hotel, Farmfoods, Hairdresser, Window Blind Company, Pizza shop, Auto Save, RsMcColl. Property shop, Chemist, There appears to be 3 vacant retail units which are facing the Lang Stracht This development was busy during survey. Car parking available</p>	<p>3 vacant units – privately owned</p>
<p><b>Heathryfold circle</b></p>	<p>Potential for a home brew specialist retailer, second hand store, sandwich shop. 1 freestanding shop, currently occupied by a newsagent</p>	<p>No vacant units</p>
<p><b>Mastrick Shopping centre</b></p>	<p>Large out of town centre, which has already received TCRF. Car parking available. Currently occupied by: RsMcColl, Chemist, Butcher, Bank, Bookmaker x 2, Cheque clearing centre, Pet Shop, Baker x 2, Tanning Salon, Post Office, Funeral director, Hairdresser x 2 and Indian Takeaway, Colour Box, Grocer, Chip Shop, Spar, A flower shop/gardening type shop might do well here as there are no large retail units nearby e.g. Tesco. Specialist sweetshop might also fare well. The Mastrick carpet shop unit is advertised for lease via FG Burnett The centre is served by a small car park. Bustling shopping centre, which is well presented and clean</p>	<p>1 vacant unit</p>

<p><b>Cornhill Shopping Arcade</b></p>	<p>This shopping arcade is dominated by a large co-op food store. All other retail units are outfacing and the interior of the centre is locked. This is due to the predominately night time trading pattern of the tenants. The arcade is predominately fast food units (3) and a book maker and dry cleaner. Apart from the co-op customers there was little activity, which may be due to the night time nature of the services. Car parking available</p>	<p>No vacant units</p>
<p><b>Provost Watt Drive, Kincorth</b></p>	<p>This shopping arcade currently houses a large Spar Supermarket, Bookmaker, McColls, Hair Dresser, Fish &amp; Chip shop, Bank, Kitchen fitter and potential dentist. Car parking is available nearby. There are no empty units currently</p>	<p>No vacant units</p>
<p><b>Gardner Drive, Kincorth</b></p>	<p>Small retail development with adjacent car parking. Currently housing hairdresser, Sandwich Shop, Chemist, McColls/post office and Tanning Salon. There are currently no empty units in this development</p>	<p>No vacant units</p>
<p><b>Ramsay Crescent, Garthdee</b></p>	<p>Small 4 unit retail development which currently houses, Hairdresser, Supermarket, Chemist and one other shop which has a named tenant but did not appear to be open.</p>	<p>No vacant units</p>
<p><b>Sotstown Road, Bridge of Don</b></p>	<p>Another small retail development that houses a Co-op, baker, chemist and bookmaker. Car parking available. Currently no vacant units. The other two small retail developments in Bridge of Don are also fully tenanted.</p>	<p>No vacant units</p>
<p><b>Byron Square, Northfield</b></p>	<p>Larger retail development with plentiful car parking. Spar, McColls, Dentist, Sandwich Bar, Chinese, Solicitor, Hairdresser, Bookmaker, Dry Cleaner, Bakery, fast food outlet and general merchant. There are currently no empty retail units in this retail development.</p>	<p>No vacant units</p>
<p><b>Areas not owned by ACC</b></p>		

<p><b>West End of Aberdeen</b></p>	<p>This area tends to service the higher end retail customer.</p> <p>There are very few unoccupied retail units available in this area, 2 in Thistle Street, one of which is currently being refurbished and the other had viewers in at the time of survey. There are also two vacant units on Rose Street, the large one on the corner of Union Street has been vacant for a number of years, and the second one was vacated at the end of June 2012.</p> <p>The majority of retail outlets within this footprint are high end clothing and footwear stores, eateries and carry outs, florists and property agents with a few charity shops within Chapel Street.</p>	<p>3 vacant units privately owned</p>
<p><b>Rosemount</b></p>	<p>Rosemount has a large number of independent retailers and a few national retailers, serving the largely apartment dwelling population. The highest segment within the market place is Estate Agencies and letting agents</p> <p>Assessing all the streets in the area there only appears to be empty retail units in Rosemount place, which, given the length of the street, surprisingly only has 3 empty retail units. The vacant units were formerly a Lighting specialist, Pizza shop and Herbal remedies unit. These are privately owned premises.</p>	<p>3 vacant units, privately owned</p>
<p><b>George Street</b></p>	<p>There were surprisingly only 9 vacant properties identified along the length of George Street. The majority of the properties were distant from each other with only 3 being in a recognised cluster.</p> <p>There are however a further 3 vacant units on the stretch opposite John Lewis Partnership. These shops have seen a number of businesses operate and fold as footfall in this area is poor due to the majority of JLP clients accessing by the side door or elevator.</p>	<p>9 vacant units – privately owned</p> <p>3 units, 1 council owned and 2 privately owned</p>
<p><b>Manor Place</b></p>	<p>There is a block of 5 units that were historically used for retail purposes. The</p>	<p>5 vacant units privately owned</p>

	property is in a very poor condition due to vandalism and fire damage. The roof structure also looks unsafe.	
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