

Huddersfield Town Centre Annual Statement of Key Economic Indicators 2007

FREQUENTLY ASKED QUESTIONS

- Q. What is the difference between net and gross floorspace?
- A. Gross floorspace refers to the external footprint of the building. Net floorspace is calculated by applying a ratio to the gross floorspace to indicate the amount of internal area that is accessible by the public including sales areas, circulation areas, counters/checkouts and displays. The ratio is determined by the current use of the property – for example, most standard sized shop units used for retail purposes have a net floorspace which is 65% of its gross; if the current use is more service based (eg. Hairdresser), the accessible area is reduced to 50% of the gross.
- Q. The Huddersfield Town Centre vacancy rates include the former Tradex store on Beck Road. What are the vacancy rates if this store is excluded?
- A. The study boundary used for the town centre is kept consistent each year to allow comparisons to be made. However, given the size and location of the former Tradex store it's influence on the vacancy rate is significant. The vacancy rate without this store is 4.5% in terms of floorspace, but remains around 9.6% in terms of number of units. The vacancy rates are below the national average even with the inclusion of Tradex.
- Q. The Kirklees Unitary Development Plan Supplementary Planning Guidance for shopping development shows Huddersfield's 'main shopping area' as being contained within the ring road. What is the make-up of shop units and floorspace within this main shopping area boundary?
- A. There is a total of 63,560 sq.m of net retail floorspace within the main shopping area. 79% of this (50,180 sq.m net) is given over to comparison goods (non-food) and 2,800 sq.m net is vacant (55 shop units). The vacancy rate in floorspace terms is 4.4%, with 9.0% of shop units being vacant. However, 33 of the vacant units are less than 50 sq.m. in size and many are located in peripheral frontages away from the prime pitch.
- Q. How many of the vacant units within the main shopping area are more than 100sq.m. net in size?
- A. There are only 3 ground floor units within this area that provide more than 100sq.m. of net floorspace. However, all 3 of these units are currently unsuitable for occupation and require considerable refurbishment and fitting out (these include the former Motormania and Homeland stores on Market Street and the unit fronting High Street close to rear of the Commercial Inn).