

**PUTTING
THE STREET
BACK IN**

STRETTFORD



WHAT MAKES STRETFORD UNIQUE
WAS NEVER ITS MALL BUT ITS PEOPLE.
OPEN-HEARTED, COMMUNITY-SPIRITED,
AND INDEPENDENTLY-MINDED.



WHERE PAST MEETS FUTURE

A town should reflect all those who call it home. Working with local residents, businesses and Trafford Council, we're helping Stretford town centre to open up again, building upon its heritage so it works better for its future.

Making the town more vibrant, more walkable and more welcoming for all. Bringing back a local high street, where small shops and local

businesses are neighbours with bigger brands. Designing more varied homes for people of all ages, close to all the services and support a modern community needs.

The new neighbourhood will centre around a new park, with trees, grass, walkways and benches to help bring the community together.



THE HISTORY OF OUR TOWN

08 — 07



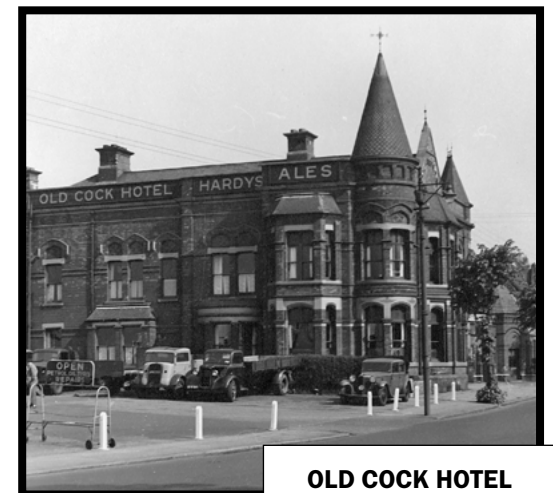
KING STREET 1950

From King Street to Stretford Mall

The great philanthropist John Rylands played a major role in shaping King Street, Stretford's high street, with community at its heart.

King Street was once Stretford's main shopping centre, lined with independent shops and the source of immense civic pride.

In 1969, the traditional shopping district centred around King Street was replaced by Stretford Mall (or the "Arndale" as it was known at the time). When it opened, it was the sixth largest indoor shopping mall in the country!



OLD COCK HOTEL



ESSOLDO CINEMA



STRETFORD ARNDALE c.1980's

STRET福德 VISION

CREATING A TOWN WITH OUR COMMUNITY...

10 — 09

Today, Stretford is a thriving town with a strong desire for positive change.

Consulting the community

Involvement and consultation with the whole community has been a fundamental part of the design process.

Since acquiring Stretford Mall in 2019, Bruntwood and Trafford Council have undergone an extensive consultation period with the whole of Stretford to ensure we can deliver a town centre master plan that is sustainable in the long-term for the people that it serves.



STRETTFORD VISION

Our goal is to make Stretford more **vibrant**, more **accessible** and more **welcoming** for all. We are creating a day-to-night ecosystem with places to

LIVE, SHOP, WORK, AND ENJOY.

WELL CONNECTED

BY TRAM 

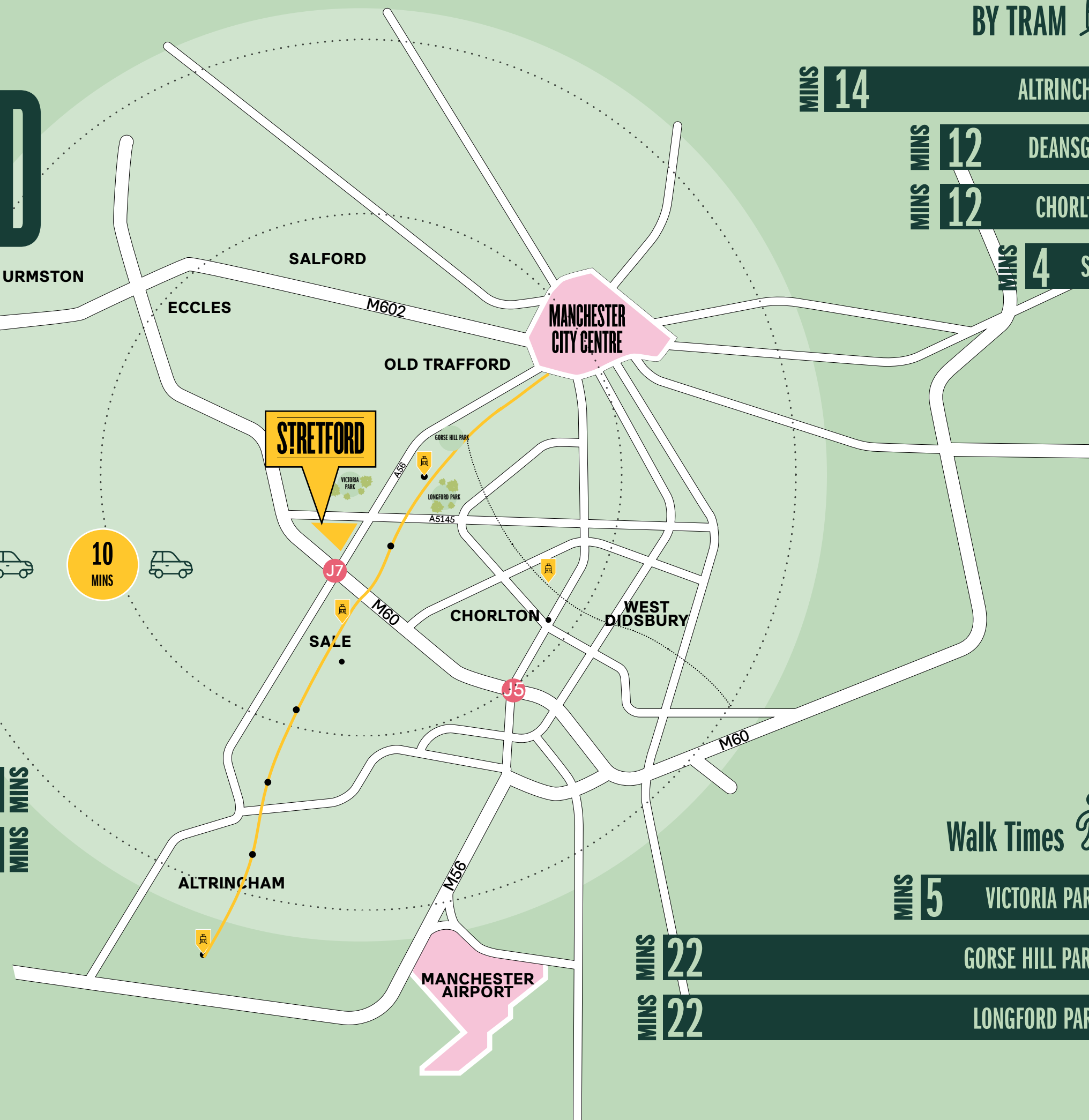
MINS	14	ALTRINCHAM
MINS	12	DEANS GATE
MINS	12	CHORLTON
MINS	4	SALE

12 — 13



BY CAR

MANCHESTER CITY CENTRE	18	MINS
ALTRINCHAM	20	MINS
CHORLTON	9	MINS
URMSTON	10	MINS
SALE	8	MINS



Walk Times 

MINS	5	VICTORIA PARK
MINS	22	GORSE HILL PARK
MINS	22	LONGFORD PARK

STRET FORD VISION

STRET FORD

THE MASTERPLAN

14 — 15



STRET FORD VISION



Up to **200,000 sq ft** of retail/leisure and community space



Up to **750** new homes



A new **public park**



A new **town square**



30,000 sq ft commercial office space



500+ space multi-storey car park

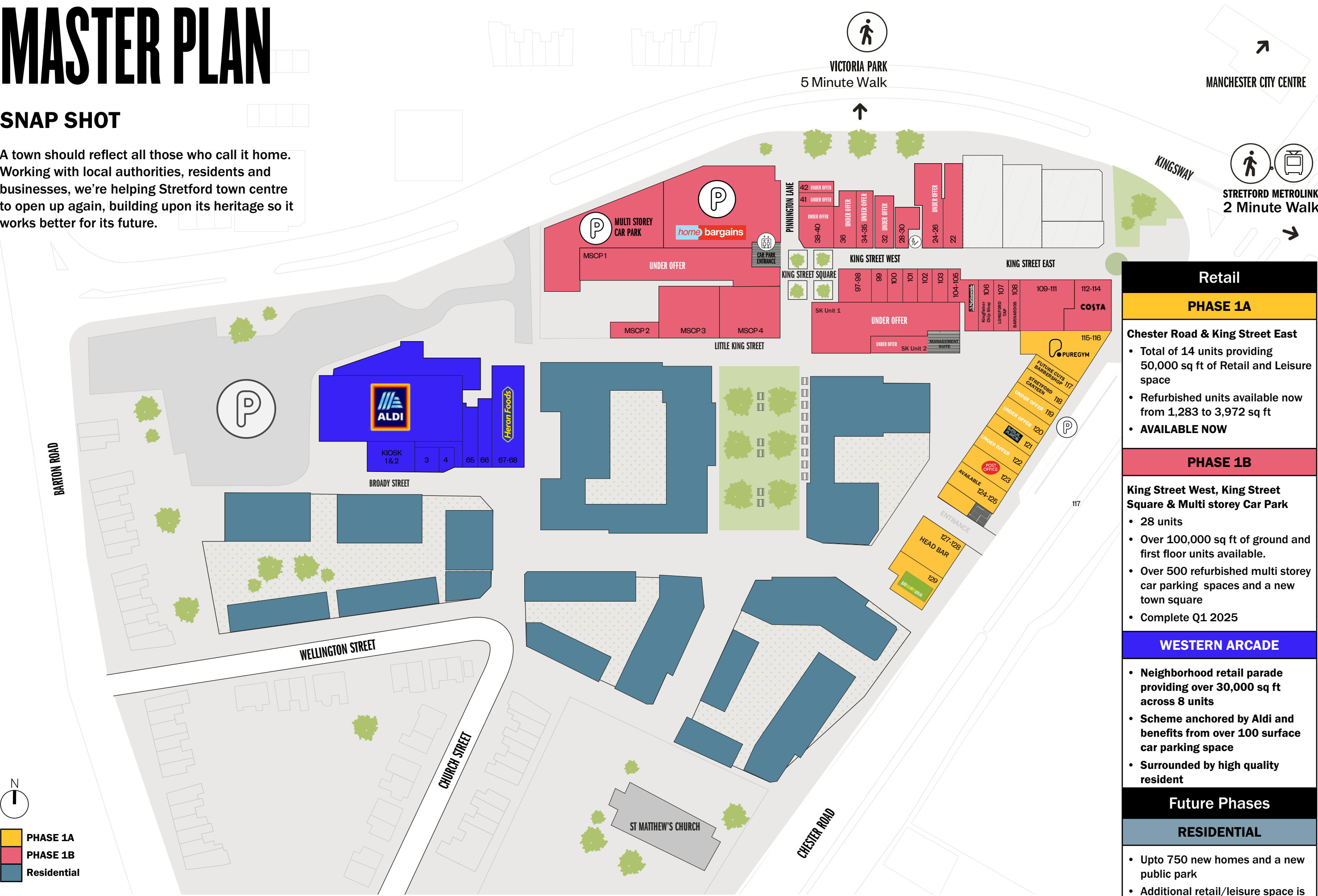


100+ surface car parking spaces at Aldi

MASTER PLAN

SNAP SHOT

A town should reflect all those who call it home. Working with local authorities, residents and businesses, we're helping Stretford town centre to open up again, building upon its heritage so it works better for its future.



Retail
PHASE 1A
Chester Road & King Street East - Total of 14 units providing 50,000 sq ft of Retail and Leisure space - Refurbished units available now from 1,283 to 3,972 sq ft AVAILABLE NOW
PHASE 1B
King Street West, King Street Square & Multi storey Car Park 28 units - Over 100,000 sq ft of ground and first floor units available. - Over 500 refurbished multi storey car parking spaces and a new town square - Complete Q1 2025
WESTERN ARCADE
- Neighborhood retail parade providing over 30,000 sq ft across 8 units - Scheme anchored by Aldi and benefits from over 100 surface car parking space - Surrounded by high quality resident
Future Phases
RESIDENTIAL
- Upto 750 new homes and a new public park - Additional retail/leisure space is to be delivered at ground floor

N

PHASE 1A

PHASE 1B

Residential

This map is for illustrative purposes only



PHASE ONE

WHERE PAST

MEETS FUTURE

PHASE 1A CHESTER ROAD

Chester Road is a prominent location within Stretford town centre on the main thoroughfare in and out of Stretford.

Works have already begun, with improved shop fronts already installed. We're making Chester Road a welcoming public space and key location within the town centre.

**UNITS
AVAILABLE
NOW!**



CHESTER ROAD CGI

PHASE 1A

CHESTER ROAD

22 — 23



115 - 116

Chester Road

Rent: On application

Sq ft: 3,500

S.C: £1.97 psf

AVAILABLE

120

Chester Road

Rent: On application

Sq ft: 890

S.C: £1.97 psf

Rateable Value: £9,500

UNDER OFFER

122

Chester Road

Rent: On application

Sq ft: 1,283

S.C: £1.97 psf

Rateable Value: £15,000

UNDER OFFER

124-125

Chester Road

Rent: On application

Ground with first floor

Sq ft: 3,972

S.C: £1.97 psf

Rateable Value: £30,250

AVAILABLE



Prominent units on a key arterial route into Manchester



Around **42,000** motorists pass Stretford Mall every day



Revitalised Chester Road shop fronts create fresh look and feel, with public realm improvements and easy parking layby



Planned upgrades to Chester Road by Trafford Council, including new cycle way

STRET福德 VISION

WE'RE PUTTING THE STREET BACK IN STRET FORD

King Street will be
restored as the beating
heart of the town centre.



PAST KING ST

KING STREET CORONATION DAY CELEBRATIONS



FUTURE KING ST

STRET FORD VISION

UNITS
AVAILABLE
Q1 2025

PHASE 1B KING STREET

A new King Street. We are removing the roof from this part of the Mall to create a new open-air high street.

This phase will see the reinstatement of a bustling street to provide an appropriate amount of new retail and leisure space, through the reconfiguration and modernisation of existing buildings.



KING STREET CGI

PHASE 1B KING STREET SQUARE

Our vibrant high street, King Street, will lead onto King Street Square.

The square will become a dynamic new public space at the heart of Stretford, supporting a wide range of commercial and community activities.

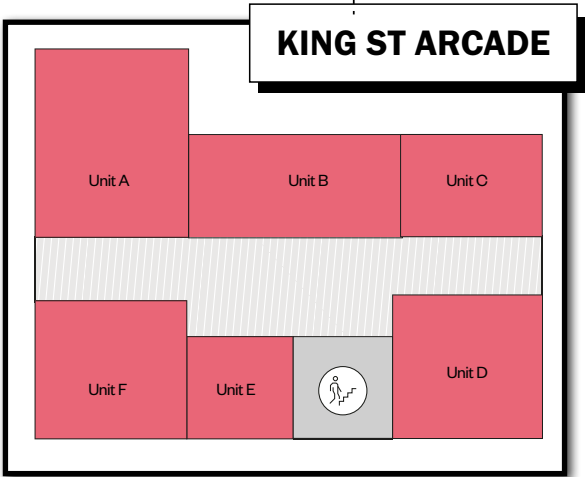
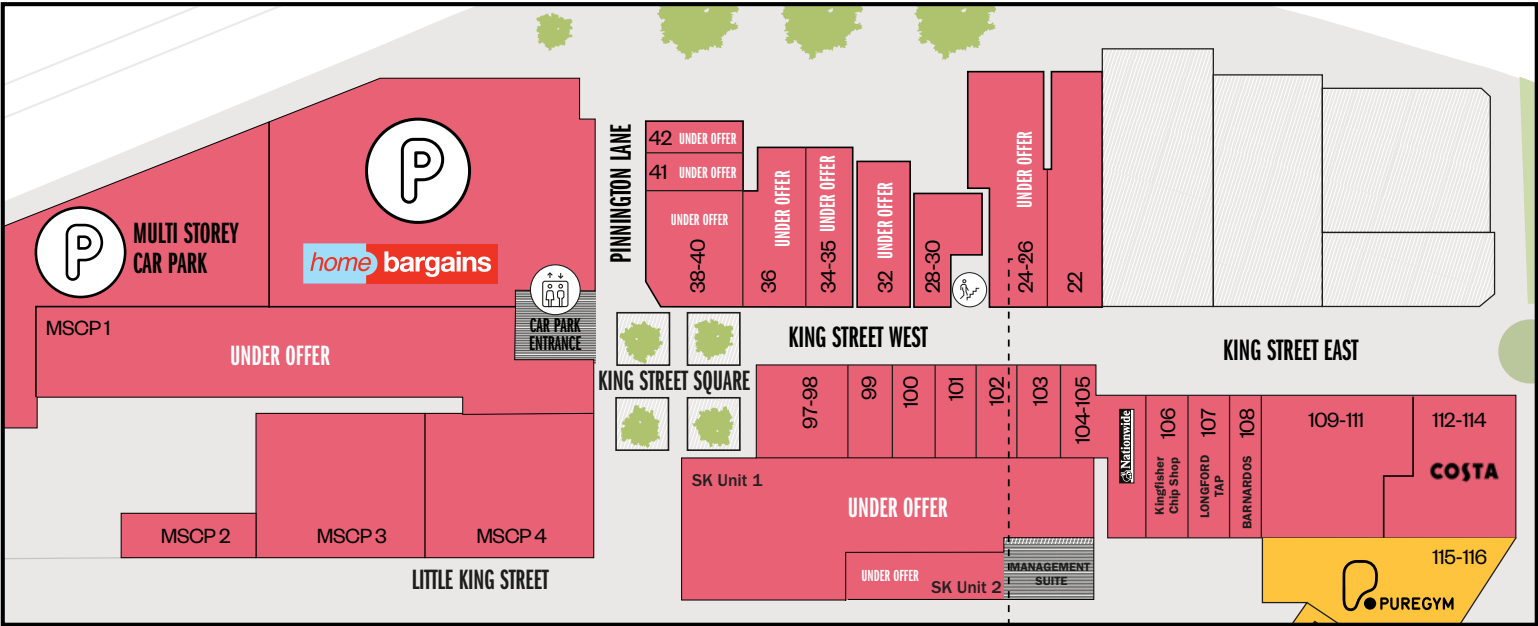
**UNITS
AVAILABLE
Q1 2025**



KING STREET SQUARE CGI

PHASE 1B

KING STREET



SCHEDULE OF RETAIL UNITS

NORTH KING STREET			SOUTH KING STREET		
UNIT	GROUND FLOOR SQ FT	FIRST FLOOR SQ FT	UNIT	GROUND FLOOR SQ FT	FIRST FLOOR SQ FT
22	1,942	850	112-114	2,004	-
24-26	2,670	1,530	109-111	3,560	-
28-30	1,130	-	104-105	1,845	-
32	1,335	-	103	678	581
34 - 35	1,302	1,292	102	678	581
36	1,087	1,055	101	657	581
38-40	2,120	3,050	100	700	570
41	592	689	99	700	581
42	549	635	97-98	1,421	1,389
KING ST ARCADE			SK Unit 1	9,105	4,047
UNIT	FLOOR AREA SQ FT	-	SK Unit 2	3,746	-
Unit A	441	-	MSCP 1	10,613 sq ft	-
Unit B	473	-	MSCP 2	926 sq ft	-
Unit C	377	-	MSCP 3	3,057 sq ft	-
Unit D	484	-	MSCP 4	3,488 sq ft	-
Unit E	248	-			
Unit F	473	-			



THE FUTURE PHASES

NEW HOUSING

NEW HOUSING

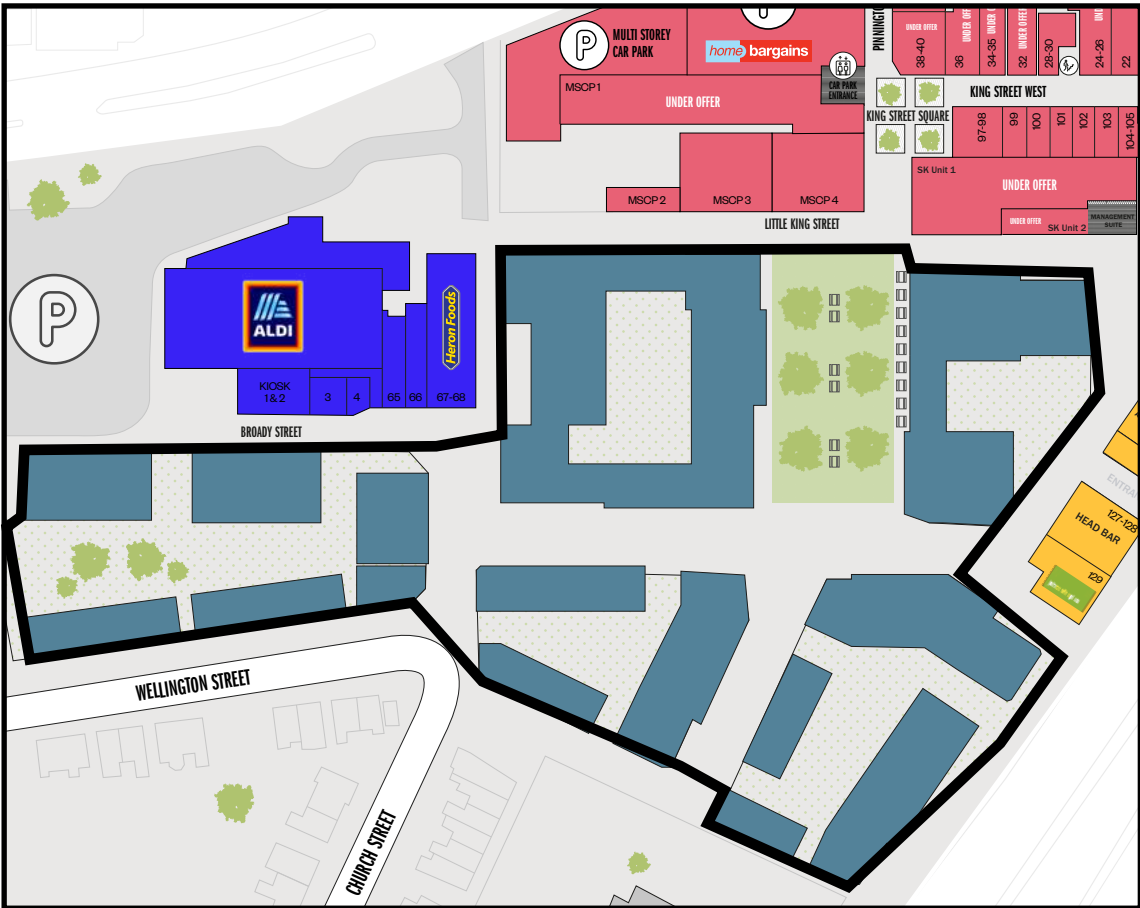
Total of 750 homes to be added in over the next 5 years The new homes will be a mix typologies, with both apartments and townhouses being delivered.

Working with Pragma, we have sought to quantify the benefit these additional homes will bring to the high street both in terms of numbers of residents, and the potential spend.

The 750 new town centre homes are expected to deliver an additional 2,250 residents which in turn will boost resident shopper spend by over £13m per annum.

In addition, over the next 5-10 years, there are an additional 4,500 homes planned within the primary catchment as the Trafford Civic Quarter masterplan is delivered.

The additional homes delivered in the Civic Quarter are expected to deliver an additional 12,000 residents into the primary catchment, which is forecasted to boost resident shopper spend by c£53m per annum.



Indicative CGI, Wellington Street

STRET福德'S NEW CENTRAL PARK

GREEN SPACES

The fourth phase sees the replacement of the remaining section of the Mall to create 'central park', new public realm and new apartments and duplexes. Aldi will remain in the same place.



BRING YOUR IDEAS TO LIFE

Bruntwood creates and manages some of the most innovative retail and leisure spaces across Manchester, Liverpool, Cheshire, Leeds and Birmingham.

Our team of specialists work with over 150 operators including independent shops, restaurants, bars, cafes and street food traders as well as national retailers, gyms, and hotels.

Our portfolio includes the following:

Orangetheory
FITNESS

THE *Lane7* GROUP

FIVE GUYS

BREWDOG

Waterstones

BUNDOBUST

FRED PERRY

H&M

UTILITY

FLANNELS

ANCOATS
COFFEE CO.



DI+++
COFFEE

higher
ground

GSG.





Mark Proudlove
Barker Proudlove
Mobile: **07808 479 310**
Email: mark@barkerproudlove.co.uk

Jessica Swain
Mobile: 07885127366
Email: jessica@barkerproudlove.co.uk



Chris Nutter
CN Prop
Mobile: 07927 561 994
Email: chris@cnprop.co.uk

bruntwood

James Tootle
Head of Retail & Leisure
Mobile: **07881 815187**
Email: james.tootle@bruntwood.co.uk

In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood Limited gives notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract.
2. Bruntwood Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy.
3. No employee of Bruntwood Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
4. Bruntwood Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
5. Space planning contained in this brochure is indicative only and may require modifications to the building design.
6. All floor plans are not to scale and are for identification purpose only.

STRETTFORD