

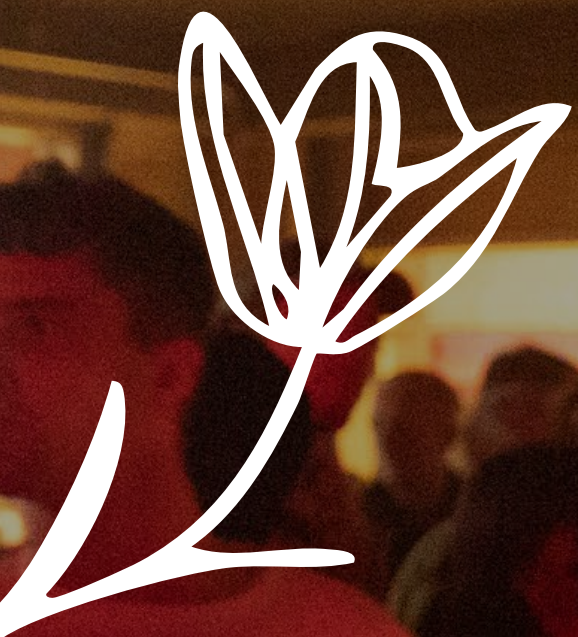
RETAIL, LEISURE AND F&B OPPORTUNITIES



STRETTFORD

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







A TOWN SHAPED BY IT'S PEOPLE, BUILT FOR THE FUTURE.

Working hand in hand with local residents, businesses and Trafford Council, we've reimagined Stretford town centre. The former mall has been transformed, with the roof removed to reinstate the high street – creating light, open streets that feel vibrant, welcoming and alive.

At the top of King Street, Sir Tony Lloyd Square has been established as a new focal point: a community-

named, community-made space for meeting, gathering and celebrating.

With the first phase of regeneration complete, we're now looking for ambitious, independent and unique businesses to join us – and take root in the new Stretford.



THE HISTORY OF OUR TOWN



KING STREET 1950

From King Street to Stretford Mall

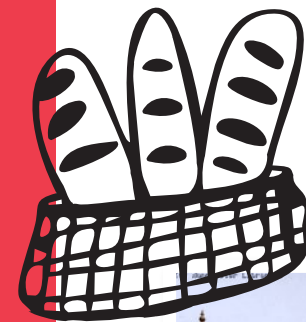
The great philanthropist John Rylands played a major role in shaping King Street, Stretford's high street, with community at its heart.

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



CREATING A TOWN WITH OUR COMMUNITY...

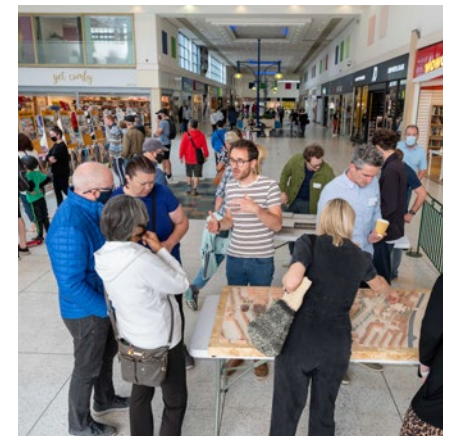


Today, Stretford is a thriving town with a strong desire for positive change.

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.



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.

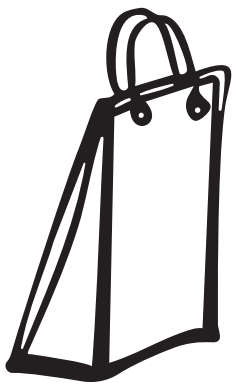


Rooting for Stretford is the community-powered campaign that gives a big high five to the town and the brilliant things happening here. It's all about celebrating Stretford's unique heart, from the people shaping its future to the everyday moments that make it a one-of-a-kind place to live, shop, and visit. See the stories that bring it to life - watch the [video series on Instagram](#)



STRET FORD IN NUMBERS

STRET FORD IS IN THE TOP 17% OF UK RETAIL CENTRES



Average household spend across most retail categories is higher than the UK and NW average. At **£39,302**, the average income for households is also higher than the regional average



Resident spend potential across all merchandise categories is strong, with annual resident spend in convenience-led categories (personal goods, convenience and catering) worth

34m



£662.4m

Existing core catchment retail spend potential



835k

Stretford catchment of residents



2.1m

Stretford's total catchment with a Primary catchment of **192,000** residents

20%

of the 10 minute catchment consists of 'Domestic Success' - affluent consumer at the peak of their careers with small families

50%

of all shoppers come from the primary catchment

+23% visits to Stretford Mall post-covid has added almost

1.2m

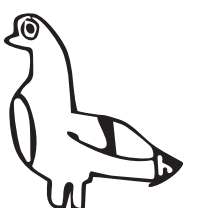
visits per year

An increase in last 5 years has meant potential spend has risen by

c.£48m

for retail and F&B

New residential development projects can be expected to introduce at least 16,000 new residents into the primary catchment over a 10-year period, who will contribute c.£70m pa through spend



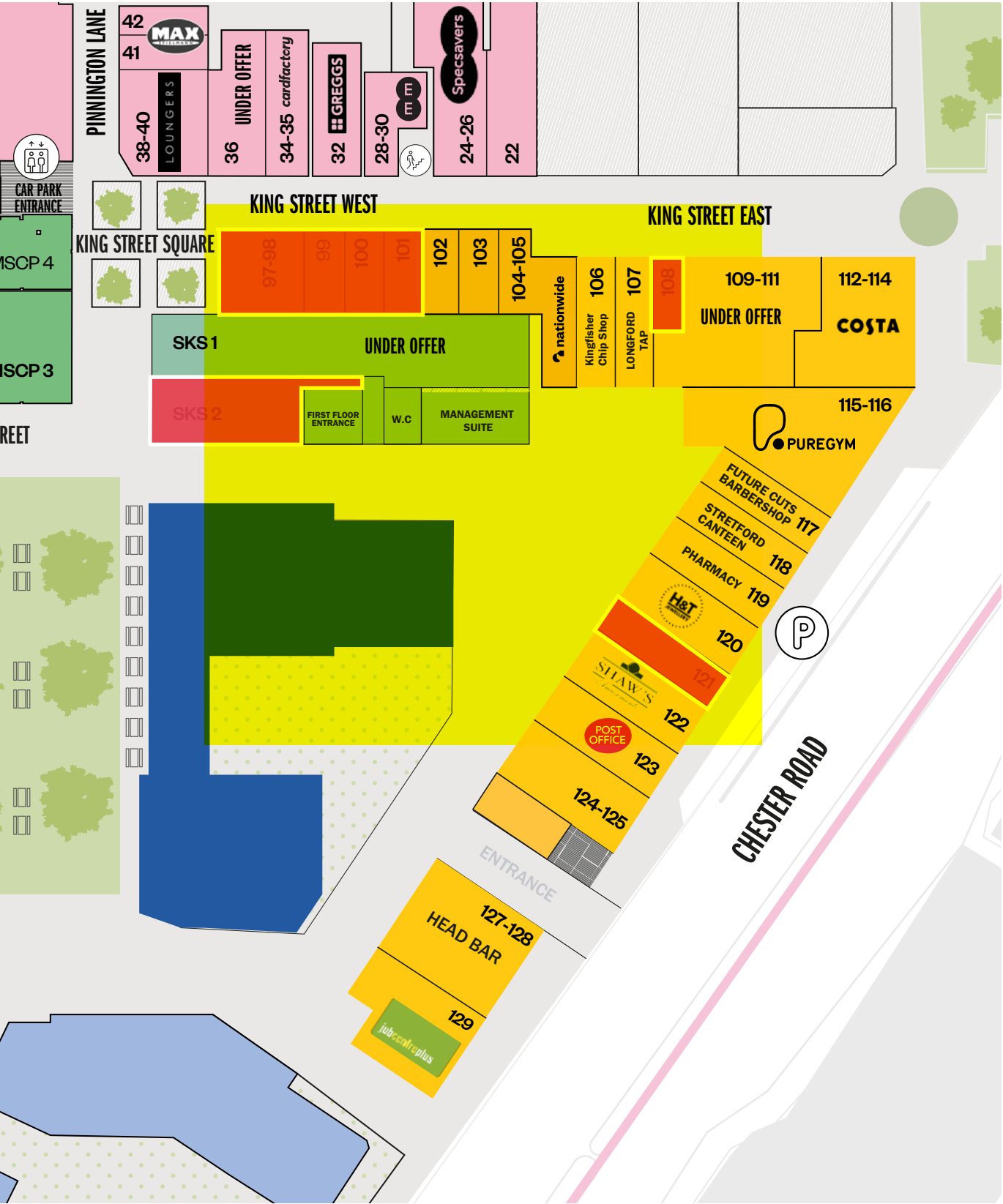
MASTER PLAN

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.



UNITS NOW
AVAILABLE



Unit 101

15 King St

Sq ft: 1205

AVAILABLE

3 King St

Sq ft: 527

AVAILABLE

Unit 100

17 King St

Sq ft: 1227

AVAILABLE

Unit 1 The Mezz

Sq ft: 237

AVAILABLE

Unit 4 The Mezz

Sq ft: 474

AVAILABLE

Unit 97-98

6 Pinnington Lane

Sq ft: 2348

AVAILABLE

Unit 5 The Mezz

Sq ft: 388

AVAILABLE

UNIT 121

1136 Chester Rd

Sq ft: 863

AVAILABLE

Unit 6 The Mezz

Sq ft: 484

AVAILABLE

2 Pinnington Lane

Sq ft: 2000 - 2500

AVAILABLE

WELL CONNECTED

BY TRAM 

MINS	14	ALTRINCHAM
MINS	12	DEANS_GATE
MINS	12	CHORLTON
MINS	4	SALE





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.

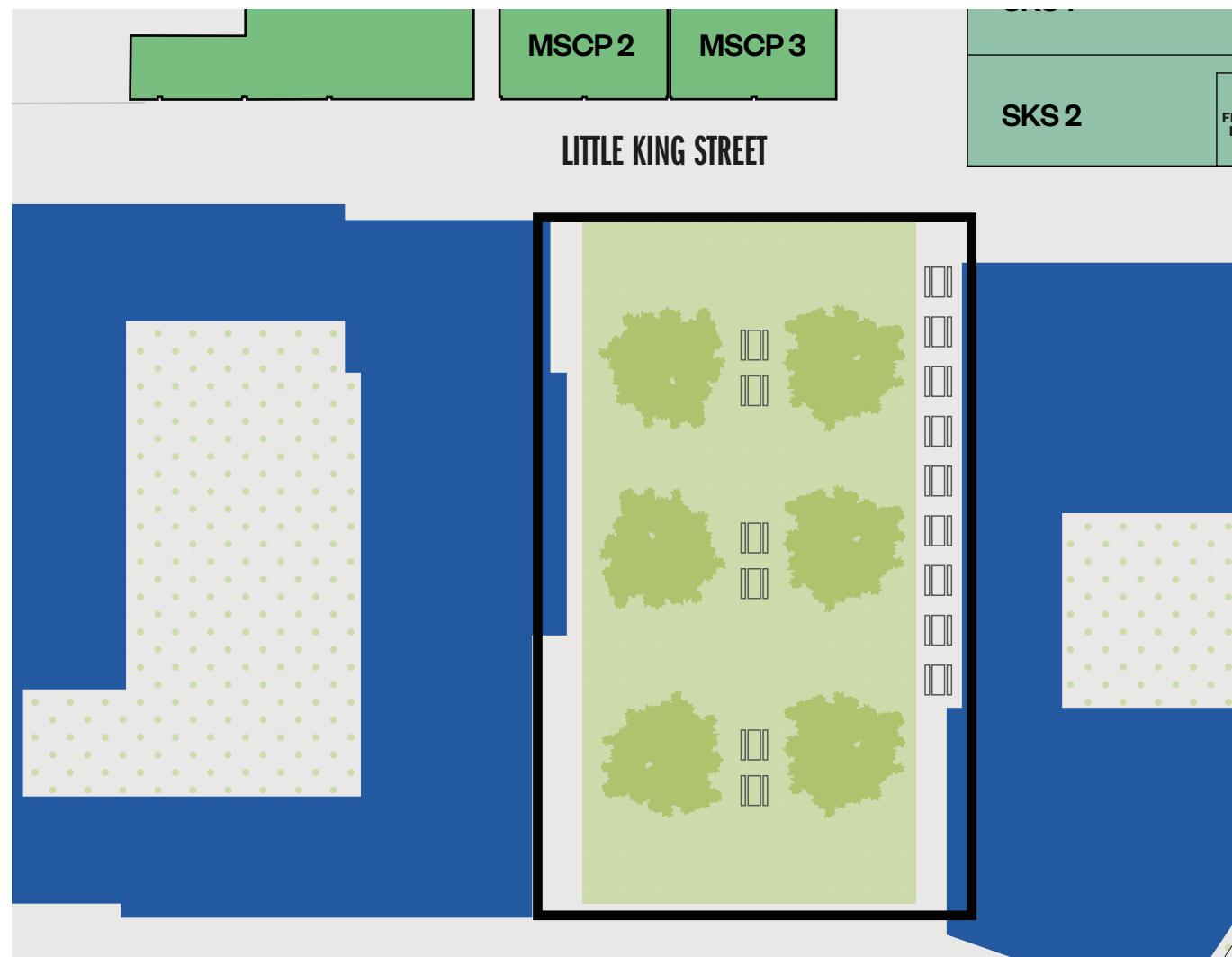


Indicative CGI, Wellington Street

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.



THE MASTERPLAN



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

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:



THE *Lane7* GROUP

FIVE GUYS

BREWDOG

Waterstones

BUNDOBUST

FRED PERRY



UTILITY

FLANNELS

**ANCOATS
COFFEE CO.**



**DI+++
COFFEE**

**higher
ground**

GSG.





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STRET FORD
