

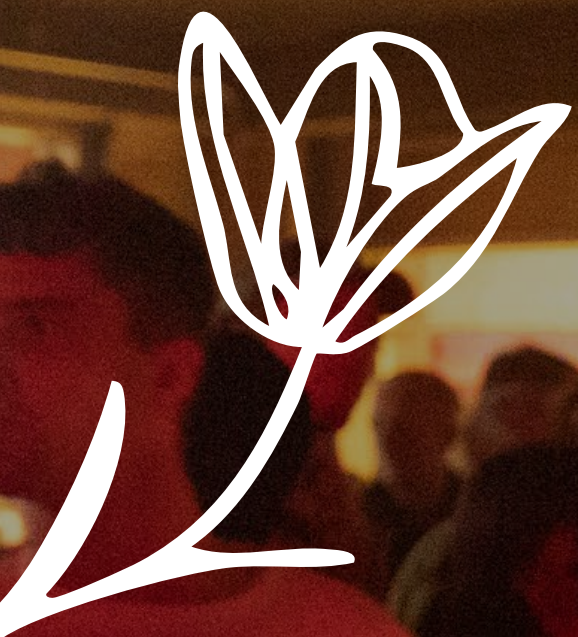
RETAIL, LEISURE AND F&B OPPORTUNITIES



STRETFORD

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

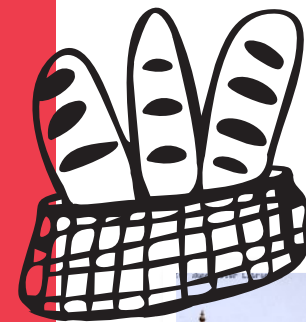
The great philanthropist John Rylands played a major role in shaping King Street, Stretford's high street, with community at its heart.

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...

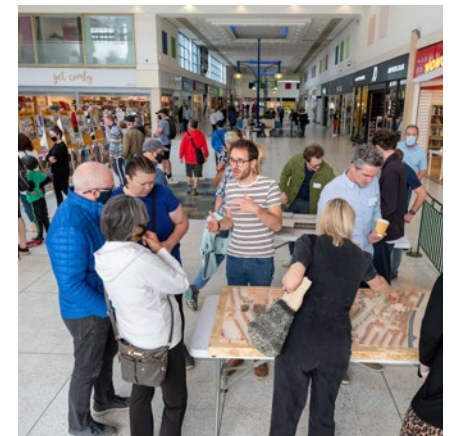


Today, Stretford is a thriving town with a strong desire for positive change.

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.

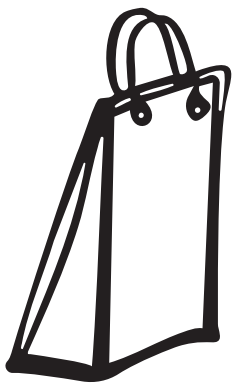


Rooting for Stretford is the community-powered campaign that gives a big high five to the town and the brilliant things happening here. It's all about celebrating Stretford's unique heart, from the people shaping its future to the everyday moments that make it a one-of-a-kind place to live, shop, and 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

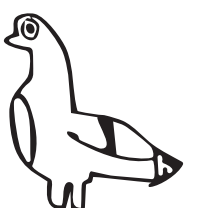
visits per year

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



e who call it home.
 s, residents and
 etford town centre
 on its heritage so it



This map is for illustrative purposes only

MANCHESTER CITY CENTRE

STRETFORD METROLINK
2 Minute Walk

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 Summer 2025

WESTERN ARCADE

- **MSCP Units**
- **Upto 20,000 sq ft of additional**
- **units targeted at smaller**
- **independent businesses**
- **completes Q1 2027**

Future Phases

RESIDENTIAL

- Upto 750 new homes and a new public park
- Additional retail/leisure space is to be delivered at ground floor

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.

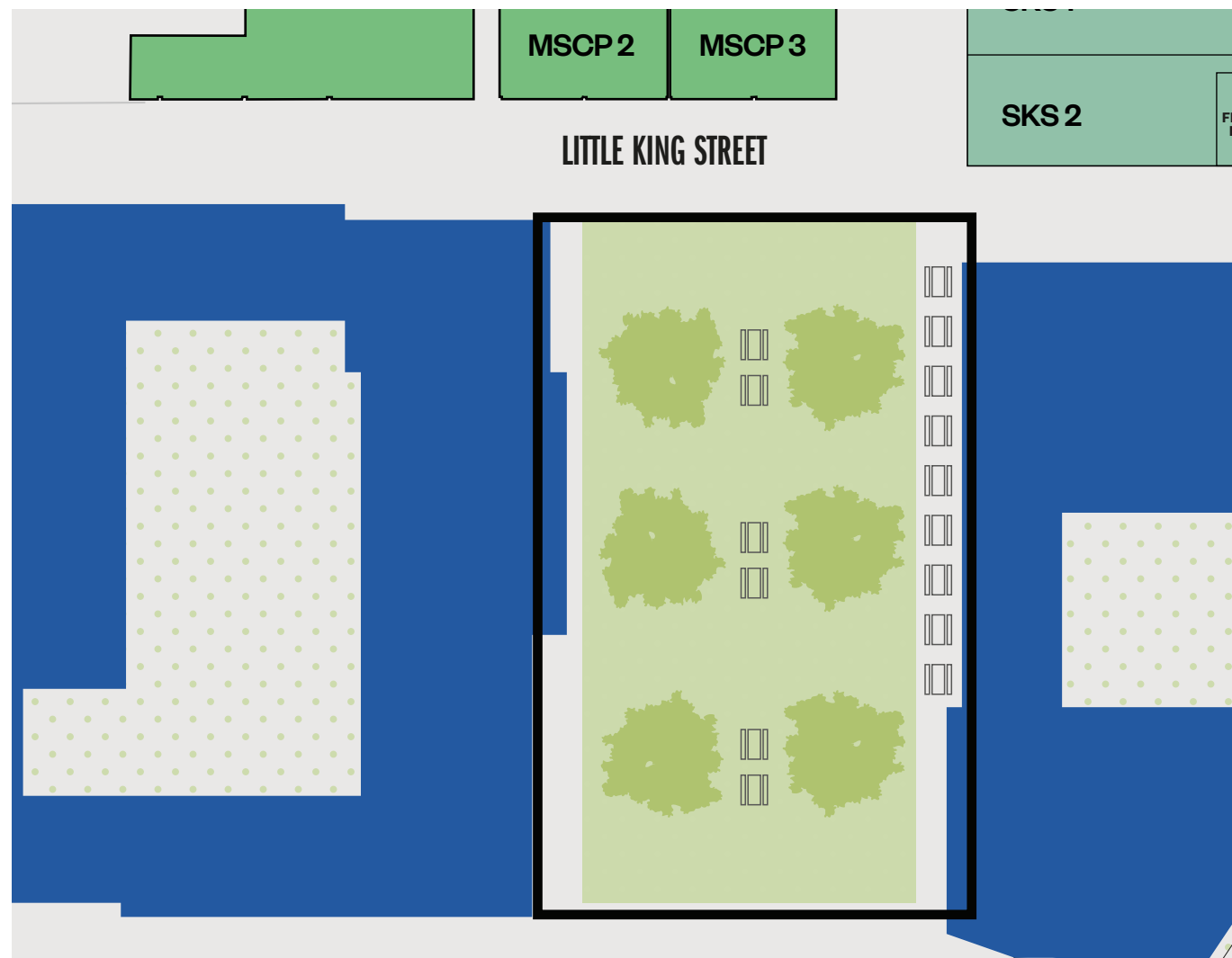


Indicative CGI, Wellington Street

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.





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
Places

Chris Houghton
Retail & Leisure Manager
Mobile: **07435143286**
Email: chris.houghton@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.

STRET FORD
