

NATHANIEL LICHFIELD NON-FOOD (COMPARISON) SHOPPING FIGURES

Table 8C: Summary of comparison turnover 2006 to 2021

Table 8.2: Projected comparison floorspace requirement

	2006	2011	2016	2021 Assumption	
Available forecast expenditure in £'000s					
Oswestry Town total	69,562	84,383	101,984	124,684	
Turnover of existing floorspace in £'000s					
Oswestry Town total	69,562	74,938	80,730	86,969	
Resulting "surplus" in £'000s					24
Oswestry Town total	-	9,445	21,254	37,715	
Increase in turnover density efficiency					
Annual		%	%	%	23
For 5 years		1.5	1.5	1.5	
Benchmark turnover density in £ per Sq M		7.73	7.73	7.73	
Derived from table 4C/8C and 2A	2,365				
Used by NL	3,500	3,770	4,062	4,376	25
(based on NL expectation of £3-4,000 for small to medium town centres)					
(typical range for high street comparison shops is £2,153 to £7,535)					
Projected floorspace requirement in Sq M					
Net projected comparison floorspace					
	-	2,505	5,232	8,619	
Less new supermarket comparison goods floorspace					
	(445)	(540)	(625)	(695)	
Less reoccupation of vacant floorspace					
	(1,000)	(1,000)	(1,000)	(1,000)	26
% of gross floorspace					
Total projected sales floorspace					
	70	(1,445)	965	3,607	6,924
Back-up floorspace	30	(619)	414	1,546	2,967
Total projected gross floorspace					
	(2,064)	1,378	5,152	9,891	

Small rounding differences may arise in the figures

Boxed items denote assumptions

Black figures denote calculated data, based on the assumptions