### Latest Retail Unit Vacancies - January 2024

Insight Coventry City Council

#### **Background**

This information is based on a visual inspection of a defined set of 376 shop units in the prime retail area of Coventry city centre on 09 January 2024 and subsequent internet research to clarify the units with an unclear status. This is the standard methodology used for this survey every quarter since 2006.

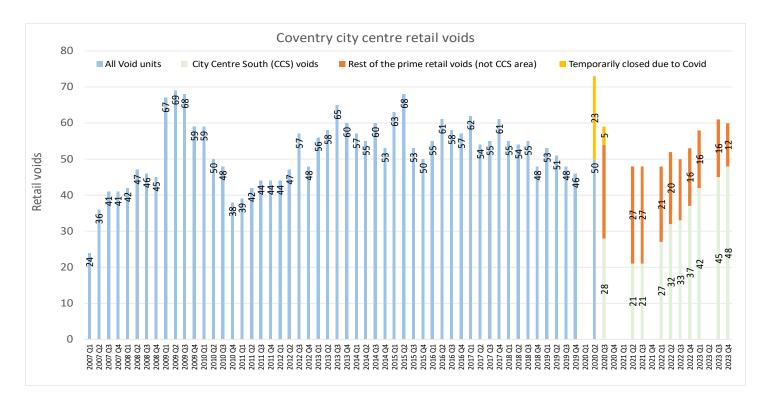
The survey normally takes place every quarter, four times a year to track trends in shops opening and closing over time. Due to Covid-19 there have been a few quarters for which a survey wasn't possible or practical, so there have been some gaps with surveys only taking place in some quarters in the last two years and there was no survey undertaken at Q2 this year.

#### **Summary**

At Q4 2023 there were 60 empty shop units. This means that the total number of empty units is one lower than it was in the last survey in Q3 2023. Compared to the last survey, seven previously empty units are newly occupied, and six units are newly empty.

There were several vacant shops (marked with an \*) in City Centre South (CCS) at the time of survey, this should be viewed in the context of the effect of the proposed <u>City Centre South</u> developments. It means that potential tenants are less likely to want lets in this area in the short term and many have moved out recently. The vacancy rate is again much higher in the City Centre South area than elsewhere, a number of shops in this area have recently moved to other areas in Coventry. The vacancy rate of 46.6% for the City Centre South area is high, compared to a vacancy rate of 4.4% for the rest of the city centre. The vacancy rate is 16.0% for the whole of the city centre.

Data summary	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
a. Number of units closed in the City Centre South (CCS) area		27	32	33	37	42		45	48
b Number of empty units in rest of the prime retail area (not CCS area)		21	20	17	16	16		16	12
c. Number of shop units not currently open (a+b)		48	52	50	53	58		61	60
d. Total number of shop units surveyed		375	375	375	376	377		377	376
e. Number of occupied units (d – c)		327	323	325	323	319		316	316
	No						No		
% of shops units empty	Survey	12.8%	13.9%	13.3%	14.1%	15.4%	Survey	16.2%	16.0%
UK % void benchmark from Springboard		11.2%	11.2%	10.9%	10.2%	11.0%		13.6%	
West Midlands % void benchmark from Springboard		12.6%	13.3%	12.4%	12.0%	12.2%		11.2%	



## List of current void units

#	Former occupier (last long term let)	No.	Address	Date closed	Status	Comment/ notes
1	Topshop & Topman	54-56	Broadgate	Jun 21	Void	
2	Wilko		Cathedral Lanes	Jan 24	New Void*	Fitting
3	Mercia Jewellers	2	Bull Yard	Jan 24	New Void*	Moved
4	JY Cov Lettings	4	Bull Yard	Jan 23	Void*	
5	Walter Smith Butchers	6	Bull Yard	Dec 19	Void*	
6	Flames Café	7	Bull Yard	Jun 20	Void*	
7	Lily's nails	8a	Bull Yard	Sep 20	Void*	
8	Chicken King		Bull Yard	Sep 20	Void*	
9	Rachel Deed Weddings	1	City Arcade	Jun 19	Void*	
10	Antics Models	1a	City Arcade	Dec 18	Void*	
11	Mama Bargains	2	City Arcade	Mar 19	Void*	
12	CCC, Occupational Health, Safety & Wellbeing	3	City Arcade	Apr 22	Void*	
13	Holland & Barrett	6	City Arcade	Jun 21	Void*	
14	Coffee Tots	11	City Arcade	Apr 23	Void*	Moved
15	Instaclique	14	City Arcade	Jul 22	Void*	
16	Renew@ Coffee Tots	15	City Arcade	Jan 24	New Void*	
17	Drop in the Ocean	17	City Arcade	Apr 23	Void*	Moved
18	Bus Stop Café	18	City Arcade	Oct 21	Void*	
19	KBN Reptiles	21	City Arcade	Jul 22	Void*	Moved
20	Langar Aid	22	City Arcade	Sep 19	Void*	
21	Arcade Fancy Dress	24	City Arcade	Jan 23	Void*	
22	Carriers of Hope	26	City Arcade	Apr 23	Void*	Moved
23	Fab Lab	27	City Arcade	Jul 22	Void*	Moved
24	Charity Shop	30	City Arcade	Sep 20	Void*	
25	Amanaq Beauty	31	City Arcade	Jan 23	Void*	
26	Argos	39-41	City Arcade	Jan 23	Void*	
27	Café Morso	16a	Corporation Street	Jan 24	New Void	
28	Express Dry Cleaning		Corporation Street	Sep 13	Void	

29	HSBC	53-55	Corporation Street	Oct 21	Void	
30	SPA Beauty	50-52	Corporation Street	Oct 23	Void	
31	Steps for Change	19	Hertford Street	Jun 19	Void*	
32	Shoe Zone	23	Herford Street	Oct 22	Void*	Moved
33	Shop & Shine	24-25	Hertford Street	Apr 22	Void*	
34	Superdrug	30-31	Hertford Street	Apr 23	Void*	Moved
35	City of Culture Shop	33-35	Hertford Street	Jul 22	Void*	
36	Scope	37	Hertford Street	Jun 21	Void*	
37	Fantasy & Reality	38	Hertford Street	Apr 22	Void*	
38	Food 2 Go	39	Hertford Street	Sep 20	Void*	
39	Ann Summers	42	Hertford Street	Jan 24	New Void*	Moved
40	Coral	48	Herford Street	Oct 22	Void*	
41	Next	63-71	Lower Precinct	Jan 23	Void	
42	TJ Hughes	98-100	Lower Precinct	Jun 21	Void	
43	A Write Card	16	Market Way	Apr 23	Void*	Moved
44	Langzhou Noodles	18	Market Way	Jun 21	Void*	
45	Kirans	21	Market way	Oct 23	Void*	Moved
46	Blue Banana	24	Market Way	Jan 23	Void*	Moved
47	Clintons	33-35	Market Way	Jun 20	Void*	
48	H & T Pawnbrokers	1	Shelton Square	Jul 22	Void*	
49	Polskie Delikatesy	4-6	Shelton Square	Apr 22	Void*	
50	Greggs	7	Shelton Square	Oct 23	Void*	
51	Top Express Supermarket	8	Shelton Square	Oct 23	Void*	Moved
52	Super News	10	Shelton Square	Oct 23	Void*	Moved
53	Hamilton Deals	11	Shelton Square	Sep 18	Void*	
54	Coventry exchange	12	Shelton Square	Apr 22	Void*	
55	Beautiful Nails	19	Shelton Square	Jun 21	Void*	
56	OPost	21	Shelton Square	Jan 24	New Void*	
57	Carphone Warehouse	47	Upper Precinct	Sep 20	Void	Fitting
58	Clothing Shop next to Bon Marche	8-9	West Orchards	Oct 23	Void	Moved
59	Alanturka	33	Smithford Way	Jan 23	Void	
60	Voluntary action	27-29	Trinity Street	Oct 23	Void	Moved

# List of newly occupied units this quarter

#	Former occupier	No.	Address	Date closed	New Occupier
1	EuroChange	КЗа	West Orchards	Apr 22	Mercia Jewellers
2	Five Star Nails	75	Lower Precinct	Apr 23	Queen Nails
3	Charlie Browns	12	Upper Precinct	Jan 23	Sketchers (combined)
4	Virgin media	16	Upper Precinct	Sep 18	Sketchers (combined)
5	Virgin media	4	Upper Precinct	Oct 21	Phone matters
6	Esquire	30	West Orchards	Oct 23	Hair City
7	Virgin Money	45-46	Hertford Street	Jun 21	Hill- Cov City Centre South regeneration project