

Castletown.

Our preferred choice for
working, shopping and
leisure.

Martin Sewell

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FOREWORD

My grateful thanks to the 40 or so members of the community including Ministers, MHK's, Commissioners, Property owners, Developers, Business owners, Retailers, Tourism Operators, Residents and advisors (in no particular order!) who gave me their time advice and opinions in an earnest and enthusiastic way.

I've endeavoured to distil this valuable information, along with my own analysis, into this draft report in the spirit of the community of Castletown, who wish to see the town once again become and remain:

"Where we wish to be!"

It remains a 'draft' as it needs probably to be agreed, ratified and then implemented.

I trust this report will act as a 'catalyst for change', sooner rather than later, as there are a number of years to catch up in terms of direction, determination, action and evidence of results.

I hope to be able to visit Castletown in approximately five years' time and see the evidence of your co-ordinated actions!

Martin Sewell
Retail Marketing Consultant

EXECUTIVE SUMMARY

BACKGROUND

Castletown has possibly reached 'Stalemate' with customers reluctant to visit as there's no 'perceived' easy parking, few shops to visit and retailers unwilling to commit to being in Castletown while there are so few potential customers!

This situation seems to have deteriorated since the appeal dismissal in October 2006 when car parking was cited as an issue to address, to support the building of Callow's Yard.

The opportunity to return to the leisurely style of shopping at the butcher, baker, greengrocer, shoe shop and hardware store is over, sadly and, already over 25% of shopping in Island economies is via the internet.

PROPOSITION

Aim to attract visitors and businesses by promoting all that Castletown has going in its favour, (and also eliminate the 'negatives' - fast!).

JUSTIFICATION

If this 'impasse' isn't buried then Castletown will remain 'dormant' despite the many attractions and built space available for productive use.

METHOD

Publicise positively what's going to happen and collaboratively support each strand of proposed action and the imminent addition of town centre car parking by converting such as the old Fire station site to some 50+ car parking spaces and extend the regeneration work to include a pedestrian plaza leading to the junction of Arbory Street and Malew Street.

Provide evidence of its achievement to build interest and confidence for businesses and retailers to commit to Castletown.

Promote the easy access to 'x'00 car parking spaces available for the visitor to Castletown, to attract retailers and visitors alike, with existing workers 'hiding their vehicles' to free spaces for visitors!

Police the use of existing car parking spaces. If traders and workers use the most convenient spaces rather than leaving them available for visitors and shoppers, they're effectively reducing

revenue to businesses by approximately £100 per day per space!

Portray Castletown in a far more positive light, even if it will take a while to be realised!

Provide reasons to visit Castletown to rediscover what is available and on offer.

EXPECTED RESULT

Castletown becomes: ***OUR PREFERRED CHOICE FOR WORKING, SHOPPING AND LEISURE.***

NEXT STEPS

Recommend a strategy be produced for Castletown that is made to work.

Follow through each element of it e.g. **no point in having a great welcome and a reserved coach park if there's nowhere open on Sunday for refreshments!**

Increase visitor numbers. More residents, more workers, more shoppers, more visitors.

Balance visitor increase with a more attractive/comprehensive/special retail offer.

A STRATEGIC PERSPECTIVE

Arguably, Castletown is in the best position on the IOM to become a thriving retail centre, as so many attributes and characteristics are in place already:-

- A small compact town centre.
- A superb Castle.
- Many other buildings of architectural merit.
- A waterfront, harbour and beach.
- Close proximity to IOM Airport.
- Well positioned to attract some 25% of the resident IOM population without impacting Douglas.
- Some 1,950 car parking spaces (if only one could find them and not find they're 'reserved!')
- Some desirable and quaint residential properties.
- Adequate food retail outlets to meet daily needs.
- A growing (but 'fragile') reputation with coach and tour operators.

What it doesn't (appear to) have!

- A good reputation for easily accessible and available car parking.
- Anywhere to enjoy refreshments on a Sunday.
- A comprehensive and compelling retail offer.
- A 'Vision' or 'Strategy' to grow or exploit the natural assets available.
- A 'Unity of purpose' enthusiastically and positively pursued.
- A ready-made visitor volume on which retailers may 'feed'.
- An appetite for embracing change.

Recent changes

- The Post Office no longer undertaking as many transactions.
- Fewer office workers working in the town.
- More vacant properties.
- Callow's Yard, built, but not 'let'.
- Access restrictions for retailers' deliveries.
- A new Coach Park.

What it needs

- A 'Vision' 'Mission' and Strategy for the next 5-15 years.
- An immediate change in car parking facilities.
- An 'injection' of hundreds of visitors/shoppers per day.
- Promotion of such change Island wide.
- A range of retailers inhabiting the centre causing visits and purchases from Island wide.(and beyond!)
- Selected 7 day trading to welcome and accommodate visitors.

- The energy and enthusiasm evident in many residents and businesses to be channelled positively into achieving the desired result.
- A reasonable amount of 'luck' in attracting retailers who will coalesce with each other.
- A preparedness to be patient - it will take a long time - no/few 'quick wins'!
- A concerted, consistent promotional plan of events using the resources already built.

The intended result

- A vibrant thriving town centre where residents, visitors and workers mix and all agree: - ***Castletown is our preferred choice location to work, shop and visit.***

THE CURRENT POSITION

It appears that considerable energy and time has been devoted to the issues with little result.

In some instances, situations have remained unaddressed that may be counterproductive to others' actions.

A Business exodus has taken over 1,000 employees out of the area which could equate to well over £2m retail revenue per annum, merely on papers and snacks plus whatever was being spent on weekly food requirements and 'damn it I forgot' items.

The obliged visits to a main post office to cash benefits and similar is likely to amount to a great deal more, causing recipients to alter their normal purchasing habits to the detriment of Castletown businesses.

A wide range of retail businesses have been present for short periods in Callow's Yard, but they may have lacked stamina, realised the costs of business far outweighed the revenue and gross profit possible from the area, or were simply testing the temperature before finally deciding whether there was a viable business for them. Evidence shows that without considerable financial assistance many business models are not viable.

Previous actions to enliven the retail offer have been largely ignored or have been given insufficient time to develop in the light of reduced numbers of shoppers (office/commercial exodus) and perceived difficulties in parking.

The recently produced Amey Report on Parking doesn't make reference to Callow's Yard and the likely demand for car borne shoppers parking near to the retail centre. (Tynwald Mills may be reliant on its excellent parking facilities nearby, and theoretically, if transferred to the centre of Castletown, may wither and die, as a result of perceived parking limitations).

To continue introducing more businesses, even with an added incentive of low cost entry doesn't address the Issue of insufficient customers prepared to visit and use Castletown as their preferred location for shopping (even if the assortment and ranges were dramatically increased).

One can't realistically expect a retail offer to be viable/profitable when located on a first floor. Retail ground floor- residential 1st and higher floors is a far more realistic proposition.

Independent retailers have practical difficulties 'marketing' something that needs to build up over time as they often don't have the resources/resilience/reputation to attract their own customers*.

(* this would not apply to opticians, dentists, and similar as their clients may be obliged to visit Castletown, once they've chosen their preferred service provider).

This 'stalemate' needs to be removed, and the most likely 'quick win' may well be altered

arrangements and altered (customer) attitudes to Castletown car parking, in tandem with renewed energy and results to attract retailers with stamina to capitalise on the long term attributes and environment Castletown has to offer.

OPTIONS FOR CALLOW'S YARD

HEADLINES ONLY

Board up and wait for town to 'regenerate' - a 'waiting game' that tests one's patience!

Let out 'as and when' based on who responds / is approached - a little random, and may provoke competition.

Contact BIRA to see if there's a member wishing to expand/retire/relocate to IOM. Worth a punt!

Let to a plan of complementary retailers to each other and to existing retailers in the town - longer term better, but more difficult to fill vacant units fast.

Fit retailers to a 'Town Plan' more oriented towards leisure, tourists and visitors (when there is one). Possibly easier to 'sell' but it may not be implementable.

Let to a group of retailers who 'feed off' each other; a 'virtual departmental store, but with separate ownership. Makes sense, but one needs the 'queue' of retailers wishing to fill space.

Acquire a franchise (or two) to run someone else's retail enterprise in the premises - Lower cost lower risk (B&M may be one to approach {Sir Terry Leahy}).

An 'Anchor tenant' who will 'hold together' the other retailers (similar to options above) dependant on who it is sets the 'tone' for the entire area (Little value having Prada next to Poundstretcher!). Lakeland may be worth a contact?

Let out to 'Service Providers' who may call upon the population of the entire south of the Island; themed, i.e. medical including dentist, optician, beautician, pediatrician and complementary medicine etc. or travel and tours events experiences (may not generate enough revenue at commission rates) - good for the town and complementary to existing offers.

A 'Designer Outlet Village' either run as a series of concessions under one management, or one management acquires and sells them (an upmarket TKMAXX). This adds a layer of cost and control but may be good for footfall.

Rent Space either £'s per sq. ft. or % of sales (or mix of both) themed; art mementoes, antiques/collectables, or even 'de-clutter days' for private individuals (dress agency concept expanded) with a central control 'cash & wrap' and accounting. With serviced office space on the first floor a la Regis.

Fliers!

M&S (markdowns and sales) a 'disposal outlet for any major chain store who wishes to 'preserve the offer' in the Douglas Store! An 'Outlet' offer.

INTRODUCTION OF A SMALL DEPARTMENTAL STORE WITH A BIG REPUTATION (NEEDING

200 CAR PARKING SPACES!)

'ONLY MANX' A 'one stop shop for anything and everything that is 'Manx-made' Patriotism/nationalism tourism pride etc. all catered for (including a Manx T/com outlet) and a base for tours and similar for the burgeoning specialist coach party business.

A **flight of fancy** would be to attract and have **'HARRODS'** trading in the centre of Castletown!!

The Way Forward

Make it clear that Castletown is: - ***Open for Business***

Welcoming some 200-500 shoppers per day to the newly accessible Castletown.

Consider Castletown for the 'Capital' of one of the main Vision 2020 strategies. (It could be for Tourism, Local food and Drink, or even Enterprise).

If Tourism, then centralise the resource in the town, bringing much needed office occupancy and shoppers to replace in part, the recent withdrawals.

If Food and Drink, then make everything available via suitable retailers so as to 'walk the walk' as well as 'talk it'. (Don't rely on Radcliffe's going it alone!)

If 'Enterprise', then some form of 'special status' facility combined with Ronaldsway nearby may make sense.

Relocate a relevant Government Department in Castletown to show commitment. - replacing the 'lost' numbers of office workers recently relocated from Castletown. (DEFA with a headquarters at St Johns is the precedent).

Embody the chosen option into the strategic vision, and 'make it happen', in every last detail!

Provide and advertise 'entry incentives' to eligible, qualifying businesses, so the vision becomes a practical reality. (These may be new initiatives such as reduced rates or existing initiatives e.g. NI holidays for new staff, regeneration funding of up to 50% for shop front improvements in the regeneration zone etc.) Actively promote as part of the Castletown attraction!

Produce an events calendar for Callow's Yard Courtyard so that there's always something different happening at Callow's Yard in the centre of Castletown. This provides a mix of public, private and voluntary sector events already with a loyal following and will introduce the emerging better offer in Castletown to more IOM residents and visitors.

This could be undertaken by the Tourism resource so they became 'ambassadors via evidence' of what is 'capital' in Castletown!

Who and what group is in place to make this happen? (**The current Regeneration committee could shift emphasis from 'Hard' issues to 'soft' issues{ Townscape to economic activity}**)

Author's notes

Action list to make things happen.

- Write Vision Mission and Strategy for next 10 years in Castletown. By September.
- Promulgate to interested parties (property owners) to enable them to interpret it.
- Seek approval for Fire Station to become a car park - timescale 6 months.
- Obtain approval for 'Phase 3' of Regeneration to join car park to Shopping Centre
- Unravel current complex car parking arrangements and 'clear space'.
- Produce town signage, brochure and website info on 'Welcome to Castletown'.(*some websites still list retailers from years ago!*)
- Produce 'Incentives list' to attract businesses into Castletown.
- Target public and private sector employers to relocate 2,000 more workers to Castletown by April 2015.
- Introduce weekly events activities from September onwards in Callow's Yard and aim to relocate existing annual events from the town square to the Callows Yard arena.
- Complete 'desk research' on 'screening scores' for Callow's Yard to obtain sustainable tenants supporting its strategic plan (Prerequisite, essential, desirable and optional attributes, approaching only those with scores of above 60%). Important note - Most small independents and 'start ups' will not score highly enough.
- In conjunction with bussing companies, arrange 'visits' to Castletown from October onwards between 10.30 and 14.30 to sample/experience the change. Membership groups W.I etc. may 'apply' for the discounted rate for trip hire, and bussing co. may use the Coach park to provide the best first impression of Castletown.
- As 'momentum' builds, Castletown to produce a 'wrapper' around the Courier and discounted deals via Manx Radio for the first 50 lucky customers to book one of the facilities/services on offer at Castletown.
- Articles in Manx media then 'promote the changes' in Castletown throughout 2015.
- The inclusion of a camp site close to the centre would be a low cost 'quick win' way of introducing a stream of visitors changing from week to week, for a number of weeks each year.

(Optimistic) High Expectations.

- 2,000+ more inhabitants per day to use the town centre facilities.
- 1,000+ visitors per day (average) spending £20+ per visit in an increasing range of shops supporting the strategic plan.
- 1,000+ tourists per week (in season) visiting Castletown spending £20+ per visit.
- 500 clients/patients per week obliged to visit Castletown for their personal treatments.
- Approx. £10m p.a. into the 'economy' for some 20+ retailers to share.
- Sufficient to attract 2 international retailers taking (say) £5m per annum from the % of 20,000 IOM residents who live in the South of the Island.

Then there may be some £20m p.a. in the Castletown economy to enable the town to flourish.

If only half was achieved this would be a great step forward in the regeneration of Castletown.

This could conceivably become the draft 'agenda' for an 'action team' to 'make happen'!

Appendices

* A detailed Research Report was brought to the attention of the author after the production of this report. **The Castletown Regeneration Report December 2010** produced by Costain Heritage. It includes a considerable number of respondents' requests for facilities in Castletown.

Appendix 1 – The brief.

- Purpose of the project
 - To undertake a short review of the retail and leisure opportunities in the centre of Castletown and make recommendations to assist its development

- Stakeholders to be interviewed
 - Mr Richard Ronan MHK.
 - Castletown Commissioners (as a whole).
 - Castletown Chamber of Trade (as a whole).
 - Key property owners (individually).
 - Roy Tilleard.
 - Ian Shipley.
 - Mike Osborne.
 - Heron & Brearley.
 - Manx National Heritage.
 - The Castletown Public – Within the constraints of the budget.
 - Individual traders – Within the constraints of the budget.
 - Castletown Regeneration Committee – This may not be required as some are members of one or more of the above.

- Timescales
Completion by the end of June/early July.

- Deliverable
 - Submission of the report to DED in the first instance.
 - A short report and/or presentation?

- Funding
 - DED are funding this project.
 - DED has a budget of less than £2,000 for this in total.

Appendix 2 – The future of retailing in Castletown.

Kindly provided by a Castletown Resident.

1. Introduction

Core elements of sustainable retailing in Castletown include: -

- Shops selling what people want to buy.
- Availability of competitively priced retail units with reliable tenancy.
- "Anchor" shops & promotional activities to bring in shoppers & new retailers.
- Ongoing promotion of the shopping and retailing attractions.
- Good access for the buying public and logistics.
- These need to be considered within the size of the local market catchment.

2. Shops selling what people want to buy

- It is a self-evident truth that to flourish retailers must supply the buying public with products or services that they want, at a price they can afford & in a manner that encourages repeat business & the generation of recommendations to others.
- Whilst the target market for retailers in Castletown needs to be wider than the town itself an important first step would be to conduct market research on the town's population e.g. a survey of retailers and local shoppers.
- The benefit of a survey would be to better define potential retail opportunities and volumes & to act as a marketing tool for promoting Castletown to potential new retailers.

The goal of an initial survey should be to establish: -

- What products & services people buy, in what volumes and how often?
- What products & services they would like to see available in Castletown?
- What products & services they buy elsewhere and why?
- What attracts people to shop in particular locations?
- Does Castletown fulfil people's expectations adequately or not?
- **Could RETA conduct this research & analysis using one of the free online questionnaire tools?**

3. Availability of retail units

Retailers require suitable premises from which to operate sustainable businesses.

Equally property owners benefit from this. Elements that must be satisfied include: -

- Rents of leased premises should be affordable.

- Tenancy agreements should be based on longer term occupancy (unless
- Specifically agreed otherwise) & not be subject to arbitrary rent increase.
- Property should be in a structurally sound condition.
- Conventional lease documentation should be available.
- Retailers should be allowed to conduct business without undue interference from landlords.
- Where necessary retailing activities should be subject to licencing approval.

Questions that need answering include: -

- Do landlords want to see sustainable retailing activity & growth in Castletown?
- Is there a reasonable supply of appropriate property to lease?
- Are landlords willing to be flexible to encourage new retailers?
- Are landlords willing to refrain from interfering in tenants' businesses?
- Are landlords willing to negotiate longer term lease contracts with clarity on
- Rent reviews?
- Are landlords willing to be involved in the promotion of retailing in Castletown?

4. Anchor Shops & Promotions

Well frequented retail centres are normally consolidated around a few "anchor" businesses. These "anchor" businesses act as a natural magnet to shoppers to the benefit also of other shops located close to them.

If the rumoured significant redevelopment of Radcliffe's into a butcher/delicatessen and if the Costa Coffee house locates to the town these could form an early core around which further development can be encouraged.

Additionally promotion of activities which encourage people to come into the town will greatly assist. Broadly two types of promotion need to be considered:

- Supplementary retailing activities such as a regular farmers' market on the Square, coordinated and publicised promotional activity by retailers and occasional draw cards such as continental markets - the ability to locate the latter in Castletown has recently been stated to have been prevented by bureaucratic' red tape - this needs to be investigated - perhaps by RETA.
- The promotion of the town itself as a visitor attraction needs to be more fully developed. Castletown has a significant number of the Island's potential tourist attractions plus high visual values. Making more use of these will attract more people into the town which in turn will attract additional numbers.

5. Promotion of shopping and retailing attractions

Does Castletown have an active programme to publicise what it has to offer to shoppers and new retailers alike? Again this might be something that RETA could actively pursue - the production of promotional material possibly using the internet and judicious PR.

Public and Supplier access

- Shop owners and the public need good access to retailing premises. The former for restocking and the latter for shopping.
- Castletown has an acknowledged parking problem. The Island's town regeneration plan was supposed to address some of the issues of parking. Whether this has been successfully dealt with is unclear. This is an issue that could be investigated further in a survey. It is easier for a town to earn the reputation of being difficult to access than it is

to change this perception.

- It is possible that Castletown is currently seen as a difficult place in which to shop.


Footnote:- many of these issues have been addressed in the Regeneration Report of December 2010

Appendix 3 – Castletown town strategy 2010-2014.

Primary Aims

“To maintain and improve the fabric, statutory functions, and public services required by the ratepayers, in conjunction with all relevant stakeholders and to make Castletown a destination of choice for all.”

VISION

- Set Quality Standards.
- Have Positive Attitude.
- Improve Our Town.
- Castletown –Ancient Capital Of Mann—Regenerated Heritage Centre.
- Keep Improving.
- **Ratepayers Are A Priority.**
- Yes, We Can And Will Make A Difference.
- Shickrys –Steadfast-Resolute –Castletown 

Standards of Customer Service

- Providing impartial and fair service to all –open door policy.
- **Meeting statutory and agreed obligations.**
- Providing clear and concise guidance, both verbal and written.
- Resolve complaints as quickly and efficiently as possible.
- Maintain and improve the infrastructure of Castletown.
- Liaise with all other parties to ensure that events and attractions are staged in the Town on a regular basis.
- Communicate clearly - increased usage of web site to promote services/attractions.

Co-operation

- Work jointly with all stakeholders—these will include;
- Individuals.
- Traders.
- Businesses.
- Schools.
- Emergency services.
- Charities.
- Social clubs.
- Organisations.
- Central Government.
- Other local authorities.
- Media.
- Staff values.
- Commit to the well-being, training and development of all staff.
- Ongoing appraisal of individual strengths/development needs.

Relevant legislation and policy guidelines for operations

- The Local Government Act 1985.
- The Castletown Town Commissioners General Byelaws 1991 (need to be updated).
- The Housing (Castletown) Byelaws 1992.
- The Castletown Dog Control Byelaws 2007.
- Public Health (Amendment) Act 2000.
- The Drinking in Public Places (Designated Places) (Castletown) Order 2001.
- Standing orders for the Proceedings of the Board (on website– will need to be altered).
- Government policy and financial regulations.
- Personnel policy/legislation.
- Health and safety regulations.
- Equal opportunities/race relations regulations.
- Data protection legislation.
- Corporate Governance Principles and Code of Conduct for Local Authorities.
- Internal and external audit requirements.
- Code of conduct for Commissioners.

OBJECTIVES SHORT/MEDIUM TERM—5/10 YEARS

- **As an article of faith, our overriding objective is to provide the best possible standard of service and our immediate concern and challenge is to liaise with The IOM Government to devolve more functions to CTC. We also wish to empower rate payers, wherever possible, and to encourage and assist them to form a strong community bond. E.g. join in joint initiatives for the benefit of the town.**

CAR PARKS/ROADS/TRAFFIC ISSUES

- Determine policy re free/short term/long term/pay and display.
- Liaise with Department of Infrastructure/Manx National Heritage/Regeneration.
- Liaise with Heritage Homes re managing/acquiring the Castle View Apartments car park.
- Create more spaces –e.g. Mill St/appropriate areas around the estates.
- Lobby to re-locate Fire Station-perhaps near Ronaldsway-both for improved exit and access to call out sites, and to create car parking.
- Re-surface car parks.

FACILITIES/SERVICES

- Restructure refuse collection.
- Install extra recycling facilities.
- Maintain and replace plant and vehicles.
- Redevelop/modernise works depot and premises.
- Remove archive material to Public Records Department.
- Maintain and upgrade street lighting.
- Upgrade CCTV.

HOUSING

- Southern Area Plan modified plan due Sept 2010-public enquiry Feb 2011.
- Input/lobby for issues as per our submission February 2010.
- Collate housing maintenance base.
- Consider smoke detectors/fire blankets/sprinkler systems.
- Update/improve estates with Farrants Park a priority

REGENERATION/HERITAGE

- Support and be part of Events Committee.
- Make best use of square– floodlighting /parking/signage.
- Improve harbour / harbour lighting.
- Liaise closely with MNH– events/join up Heritage attractions. Improve Speakers Garden.
- Link Poulson Park to Castletown.
- Improve Lake Area.

PARKS

- Poulson Park— Install toilets, repair tarmac pathway, upgrade playground, renew or remove railings.
- Other parks—improve appearance/facilities.
- Maintain and improve Bowling Green/tennis courts.

CIVIC CENTRE

- Boardroom — Install modern communication methods.eg PowerPoint.
- Repair foyer Georgian roof glass. Fit protective film to reduce UV.
- Update Civic Hall— exhibition art and photographs.
- Modernise outside toilets.
- Collate and record archive material—transfer to Public Records in due course.

DOCUMENTS

- Increase usage of electronic records.
- Enhanced website/IT functionality.

STAFF

- Ongoing commitment to training/development/communication/best use of staff resources.

POLICY/LEGISLATION

- Update local standing orders/bye laws to make them relevant and easily understood.
- Press for re-rating of Castletown to make rates payable fair and transparent.
- Pro-actively investigate the possibility of fundamental Local Government Reform and shared partnership.

Appendix 4 – Callows Yard Usage.

Information supplied by Mr Roy Tilleard.

Address	Current Use	Past Use
Malew Street		
9	Tea Rooms	Bakery/Patisserie, Property Management
11	Boutique	Bakery/Patisserie
13	Empty	Delicatessen, Cheese Shop, Clothing (Tog 24), Off Licence
15	Gallery	Clothing (Just Elegance) Estate Agent, Sweet Shop
17	Empty	Newsagent, Betting Shop, Toy Shop
19	Empty	Babywear and Equipment, Pound Shop, Gym (Basement)
Arbory Street		
6	Empty	Purple Accounts, Liberty Shop
Link	Empty	Bookshop, Baby Equipment
10	Empty	Coffee Shop – run by CYL, Boland, Borhamada, Parker, Benbatoul
12	Empty	Ice Cream Parlour, Garden/Florist
14	Archway	Gallery, Artists Exhibition, Gift Shop
16 & 18	Empty	Confectionary, Second Hand Goods, Clothing (Tog 24), Cook Shop
20 & 22	Curry House (Restaurant)	Gift Shop, Ladies high Fashion, Clothing (Just Elegance)
22	Curry House (Restaurant)	Thai Restaurant, English Restaurant X2 (run by CVL, Creasey) Fish Restaurant
24	Curry House (Takeaway)	Tea Shop
26	Empty	Fish and Chip Takeaway
Function Room	Empty	
Sports Bar	Empty	

