



Aberdeen City & Aberdeenshire  
Councils

Retail Capacity, Turnover and  
Opportunity in Aberdeen  
City/Aberdeenshire

Final Report  
Volume 3A Appendices

June 2024



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Hargest Planning Ltd

# **Aberdeen City & Aberdeenshire Councils**

## **Retail Capacity, Turnover and Opportunity in Aberdeen City/Aberdeenshire**

### **Final Report Volume 3A Appendices**

**June 2024**



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# Appendix A: Aberdeen City and Aberdeenshire Strategic Retail Model 2023

**TABLE 1: POPULATION**

Scenario	Test no.	Description
2023	1	2023 HLA Completions: 1.98 ACC & 2.25 AC
2028	2	2023 HLA Completions: 1.98 ACC & 2.25 AC
2033	3	2023 HLA Completions: 1.98 ACC & 2.25 AC
2038	4	2023 HLA Completions: 1.98 ACC & 2.25 AC

Zone		Population					
		2011	2021	2023	2028	2033	2038
1+3	Zone 1+3: Upper Deeside	7971	8302	8385	8213	8179	8019
2	Zone 2: Alford	5057	5517	5624	5515	5301	5184
4+5	Zone 4+5; Huntly & Inch	14116	14465	14445	14061	13582	13292
6	Zone 6: Turriff, Aberchirder	7875	7394	7382	7472	7731	8111
7	Zone 7: Banff & Macduff	15675	15481	15589	14946	14538	14276
8	Zone 8: Gardenstown Rural	3364	3406	3401	3304	3254	3182
9	Zone 9: Fyvie Rural	4121	4164	4155	3987	3856	3771
10	Zone 10: Fraserburgh	24303	23658	23842	23198	22576	22080
11	Zone 11: Peterhead	24869	25343	25532	25018	24784	24875
12	Zone 12: Mintlaw	9560	10300	10507	10925	11074	11352
13	Zone 13: Ellon	17325	17286	17289	17245	17561	18012
14	Zone 14: Balmedie	7317	7751	7734	9033	9956	9886
15	Zone 15: Oldmeldrum - Kintore	21210	24371	24385	25546	26372	26435
16	Zone 16: inverurie - Kemnay	18341	18604	19082	20000	20806	20765
17	Zone 17: Aboyne, Torphins	7002	7254	7238	6900	6671	6579
18	Zone 18: Westhill and rural	13043	14090	14140	13730	13203	12922
19E	Zone 19 City: Culter	7838	8541	8585	8801	8900	8943
19W	Zone 19 Shire: Banchory	9217	9616	9745	10416	10368	10158
20E	Zone 20E: Newtonhill + Chapelton	5282	6624	7097	8029	8809	9716
20W	Zone 20W: S Deeside	1643	1732	1764	2192	2327	2415
21	Zone 21: Stonehaven	11755	11164	11339	11486	11278	11030
22	Zone 22: Mearns	14244	15146	15515	15435	15154	15151
23	Zone 23: Bridge of Don	5628	6577	6502	7400	7897	8405
24N	Zone 24N: Dyce	6319	6375	6303	6181	6045	5755
24S	Zone 24S: Bucksburn	8820	11184	11795	13109	14569	15754
25	Zone 25: Danestone	16888	16944	17192	17617	17971	18049
26	Zone 26: Old Aberdeen	35642	33779	33621	32957	32226	31620
27	Zone 27: Cornhill	18163	16996	16951	16785	16647	16554
28	Zone 28: Northfield	29384	27606	27293	26191	25671	24908
29N	Zone 29N: Kingswells	21925	24212	24683	25272	25507	26165
29S	Zone 29S: Hazlehead	20834	23595	24018	24433	25299	25967
30	Zone 30: Central Aberdeen	35482	34634	34311	33337	32409	31321
31	Zone 31: Portlethen	9684	11023	11104	11245	11111	10867
32	Zone 32: Cove Bay	15870	16987	16981	18088	18743	19256
<b>Total North Ayrshire</b>		<b>475766</b>	<b>490120</b>	<b>493529</b>	<b>498066</b>	<b>500374</b>	<b>500774</b>

**TABLE 2: RESIDENTS' AVAILABLE EXPENDITURE PER CAPITA**

2021 Prices

Zone	Available Expenditure Per Capita - Gross Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£3,170	£2,894	£2,873	£2,884	£2,899	£2,455	£2,295	£2,561	£2,948	£3,391	£989	£925	£1,032	£1,188	£1,366
Zone 2: Alford	£3,170	£2,894	£2,873	£2,884	£2,899	£2,455	£2,295	£2,561	£2,948	£3,391	£989	£925	£1,032	£1,188	£1,366
Zone 4+5: Huntly & Inch	£3,170	£2,894	£2,873	£2,884	£2,899	£2,455	£2,295	£2,561	£2,948	£3,391	£989	£925	£1,032	£1,188	£1,366
Zone 6: Turriff, Aberchirder	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 7: Banff & Macduff	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 8: Gardenstown Rural	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 9: Fyvie Rural	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 10: Fraserburgh	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 11: Peterhead	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 12: Mintlaw	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 13: Ellon	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 14: Balmedie	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 15: Oldmeldrum - Kintore	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 16: inverurie - Kemnay	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 17: Aboyne, Torphins	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 18: Westhill and rural	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 19 City: Culter	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 19 Shire: Banchory	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 20E: Newtonhill + Chapelto	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 20W: S Deeside	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 21: Stonehaven	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 22: Mearns	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 23: Bridge of Don	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 24N: Dyce	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 24S: Bucksburn	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 25: Danestone	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 26: Old Aberdeen	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 27: Cornhill	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 28: Northfield	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 29N: Kingswells	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 29S: Hazlehead	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 30: Central Aberdeen	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 31: Portlethen	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 32: Cove Bay	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586

Zone	Available Expenditure Per Capita - Net Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£2,986	£2,758	£2,695	£2,685	£2,687	£1,772	£1,772	£1,869	£2,105	£2,387	£753	£714	£753	£848	£962
Zone 2: Alford	£2,986	£2,758	£2,695	£2,685	£2,687	£1,772	£1,772	£1,869	£2,105	£2,387	£753	£714	£753	£848	£962
Zone 4+5: Huntly & Inch	£2,986	£2,758	£2,695	£2,685	£2,687	£1,772	£1,772	£1,869	£2,105	£2,387	£753	£714	£753	£848	£962
Zone 6: Turriff, Aberchirder	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 7: Banff & Macduff	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 8: Gardenstown Rural	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 9: Fyvie Rural	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 10: Fraserburgh	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 11: Peterhead	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 12: Mintlaw	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 13: Ellon	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 14: Balmedie	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 15: Oldmeldrum - Kintore	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 16: inverurie - Kemnay	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 17: Aboyne, Torphins	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 18: Westhill and rural	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 19 City: Culter	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 19 Shire: Banchory	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 20E: Newtonhill + Chapelto	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 20W: S Deeside	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 21: Stonehaven	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 22: Mearns	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 23: Bridge of Don	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 24N: Dyce	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 24S: Bucksburn	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 25: Danestone	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 26: Old Aberdeen	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 27: Cornhill	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 28: Northfield	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 29N: Kingswells	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 29S: Hazlehead	£3,004	£2,774	£2,711	£2,701	£2,703	£2,064	£2,064	£2,177	£2,451	£2,780	£874	£829	£874	£984	£1,116
Zone 30: Central Aberdeen	£3,004	£2,774	£2,711	£2,701	£2,703	£2,0									

**TABLE 3: RESDIENTS' TOTAL AVAILABLE EXPENDITURE**

2019 Prices.

Zone	Total Available Expenditure - Gross Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£26.3m	£24.3m	£23.6m	£23.6m	£23.2m	£20.4m	£19.2m	£21.0m	£24.1m	£27.2m	£8.2m	£7.8m	£8.5m	£9.7m	£11.0m
Zone 2: Alford	£17.5m	£16.3m	£15.8m	£15.3m	£15.0m	£13.5m	£12.9m	£14.1m	£15.6m	£17.6m	£5.5m	£5.2m	£5.7m	£6.3m	£7.1m
Zone 4+5; Huntly & Insch	£45.9m	£41.8m	£40.4m	£39.2m	£38.5m	£35.5m	£33.2m	£36.0m	£40.0m	£45.1m	£14.3m	£13.4m	£14.5m	£16.1m	£18.2m
Zone 6: Turriff, Aberchirder	£22.1m	£20.2m	£20.3m	£21.0m	£22.2m	£17.2m	£16.1m	£18.2m	£21.6m	£26.1m	£7.0m	£6.5m	£7.4m	£8.8m	£10.6m
Zone 7: Banff & Macduff	£46.3m	£42.6m	£40.5m	£39.6m	£39.1m	£36.1m	£33.9m	£36.3m	£40.7m	£45.9m	£14.6m	£13.8m	£14.7m	£16.5m	£18.6m
Zone 8: Gardenstown Rural	£10.2m	£9.3m	£9.0m	£8.9m	£8.7m	£7.9m	£7.4m	£8.0m	£9.1m	£10.2m	£3.2m	£3.0m	£3.3m	£3.7m	£4.1m
Zone 9: Fyvie Rural	£12.5m	£11.4m	£10.8m	£10.5m	£10.3m	£9.7m	£9.0m	£9.7m	£10.8m	£12.1m	£3.9m	£3.7m	£3.9m	£4.4m	£4.9m
Zone 10: Fraserburgh	£70.8m	£65.1m	£62.9m	£61.5m	£60.4m	£55.1m	£51.9m	£56.4m	£63.1m	£71.0m	£22.3m	£21.0m	£22.8m	£25.6m	£28.8m
Zone 11: Peterhead	£75.9m	£69.8m	£67.9m	£67.5m	£68.1m	£59.0m	£55.6m	£60.8m	£69.3m	£80.0m	£23.9m	£22.5m	£24.6m	£28.1m	£32.4m
Zone 12: Mintlaw	£30.8m	£28.7m	£29.6m	£30.2m	£31.1m	£24.0m	£22.9m	£26.5m	£31.0m	£36.5m	£9.7m	£9.3m	£10.8m	£12.6m	£14.8m
Zone 13: Ellon	£54.2m	£49.5m	£49.0m	£50.1m	£51.7m	£49.6m	£46.4m	£51.6m	£60.5m	£71.4m	£21.6m	£20.2m	£22.5m	£26.4m	£31.1m
Zone 14: Balmedie	£24.3m	£22.1m	£25.7m	£28.4m	£28.4m	£22.2m	£20.7m	£27.0m	£34.3m	£39.2m	£9.7m	£9.0m	£11.8m	£15.0m	£17.1m
Zone 15: Oldmeldrum - Kintore	£76.4m	£69.8m	£72.6m	£75.2m	£75.8m	£69.9m	£65.4m	£76.4m	£90.8m	£104.7m	£30.5m	£28.5m	£33.3m	£39.6m	£45.7m
Zone 16: inverurie - Kemnay	£58.3m	£54.6m	£56.8m	£59.4m	£59.5m	£53.4m	£51.2m	£59.8m	£71.7m	£82.3m	£23.3m	£22.3m	£26.1m	£31.3m	£35.9m
Zone 17: Aboyne, Torphins	£22.7m	£20.7m	£19.6m	£19.0m	£18.9m	£20.8m	£19.4m	£20.6m	£23.0m	£26.1m	£9.1m	£8.5m	£9.0m	£10.0m	£11.4m
Zone 18: Westhill and rural	£44.2m	£40.5m	£39.0m	£37.7m	£37.1m	£40.4m	£37.9m	£41.1m	£45.5m	£51.2m	£17.6m	£16.5m	£17.9m	£19.8m	£22.3m
Zone 19 City: Culter	£27.2m	£25.0m	£25.4m	£25.8m	£26.1m	£24.4m	£22.9m	£26.2m	£30.6m	£35.3m	£9.8m	£9.2m	£10.5m	£12.3m	£14.2m
Zone 19 Shire: Banchory	£30.2m	£27.9m	£29.6m	£29.6m	£29.1m	£27.6m	£26.1m	£31.2m	£35.7m	£40.2m	£12.0m	£11.4m	£13.6m	£15.6m	£17.6m
Zone 20E: Newtonhill + Chapelton	£20.8m	£20.3m	£22.8m	£25.1m	£27.9m	£19.0m	£19.0m	£24.0m	£30.3m	£38.5m	£8.3m	£8.3m	£10.5m	£13.2m	£16.8m
Zone 20W: S Deeside	£5.4m	£5.1m	£6.2m	£6.6m	£6.9m	£5.0m	£4.7m	£6.6m	£8.0m	£9.6m	£2.2m	£2.1m	£2.9m	£3.5m	£4.2m
Zone 21: Stonehaven	£35.0m	£32.5m	£32.6m	£32.2m	£31.6m	£32.0m	£30.4m	£34.4m	£38.8m	£43.7m	£14.0m	£13.3m	£15.0m	£16.9m	£19.1m
Zone 22: Mearns	£47.5m	£44.4m	£43.9m	£43.2m	£43.4m	£43.4m	£41.6m	£46.2m	£52.2m	£60.0m	£18.9m	£18.1m	£20.1m	£22.8m	£26.2m
Zone 23: Bridge of Don	£21.0m	£18.9m	£21.4m	£22.9m	£24.5m	£18.8m	£17.4m	£22.1m	£27.1m	£33.2m	£7.6m	£7.0m	£8.9m	£10.9m	£13.3m
Zone 24N: Dyce	£20.3m	£18.3m	£17.9m	£17.5m	£16.8m	£18.2m	£16.8m	£18.4m	£20.8m	£22.7m	£7.3m	£6.8m	£7.4m	£8.3m	£9.1m
Zone 24S: Bucksburn	£35.7m	£34.3m	£37.9m	£42.3m	£45.9m	£32.0m	£31.5m	£39.1m	£50.0m	£62.2m	£12.8m	£12.7m	£15.7m	£20.1m	£25.0m
Zone 25: Danestone	£54.0m	£50.9m	£50.9m	£52.1m	£52.6m	£48.4m	£46.0m	£52.5m	£61.7m	£71.3m	£19.5m	£18.5m	£21.1m	£24.8m	£28.6m
Zone 26: Old Aberdeen	£107.7m	£97.9m	£95.2m	£93.5m	£92.2m	£96.6m	£89.9m	£98.3m	£110.6m	£124.9m	£38.8m	£36.1m	£39.5m	£44.4m	£50.1m
Zone 27: Cornhill	£54.2m	£49.3m	£48.5m	£48.3m	£48.3m	£48.6m	£45.3m	£50.1m	£57.2m	£65.4m	£19.5m	£18.2m	£20.1m	£22.9m	£26.3m
Zone 28: Northfield	£88.0m	£79.5m	£75.7m	£74.5m	£72.6m	£78.9m	£73.0m	£78.1m	£88.1m	£98.4m	£31.7m	£29.3m	£31.4m	£35.4m	£39.5m
Zone 29N: Kingswells	£77.2m	£71.9m	£73.0m	£74.0m	£76.3m	£69.2m	£66.0m	£75.4m	£87.6m	£103.3m	£27.8m	£26.5m	£30.3m	£35.2m	£41.5m
Zone 29S: Hazlehead	£75.2m	£69.9m	£70.6m	£73.4m	£75.7m	£67.5m	£64.2m	£72.9m	£86.9m	£102.6m	£27.1m	£25.8m	£29.3m	£34.9m	£41.2m
Zone 30: Central Aberdeen	£110.4m	£99.9m	£96.3m	£94.0m	£91.3m	£99.0m	£91.7m	£99.4m	£111.3m	£123.7m	£39.8m	£36.8m	£39.9m	£44.7m	£49.7m
Zone 31: Portlethen	£34.6m	£31.8m	£32.0m	£31.7m	£31.2m	£31.6m	£29.8m	£33.6m	£38.3m	£43.1m	£13.8m	£13.0m	£14.7m	£16.7m	£18.8m
Zone 32: Cove Bay	£54.2m	£49.4m	£52.3m	£54.4m	£56.2m	£48.6m	£45.4m	£53.9m	£64.4m	£76.0m	£19.5m	£18.2m	£21.7m	£25.8m	£30.5m
<b>Total</b>	<b>£1,537.2m</b>	<b>£1,413.0m</b>	<b>£1,415.8m</b>	<b>£1,428.1m</b>	<b>£1,436.7m</b>	<b>£1,343.6m</b>	<b>£1,264.9m</b>	<b>£1,426.0m</b>	<b>£1,650.6m</b>	<b>£1,900.7m</b>	<b>£554.8m</b>	<b>£522.3m</b>	<b>£589.2m</b>	<b>£682.1m</b>	<b>£785.5m</b>

Zone	Total Available Expenditure - Net Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£24.8m	£23.1m	£22.1m	£22.0m	£21.5m	£14.7m	£14.9m	£15.4m	£17.2m	£19.1m	£6.3m	£6.0m	£6.2m	£6.9m	£7.7m
Zone 2: Alford	£16.5m	£15.5m	£14.9m	£14.2m	£13.9m	£9.8m	£10.0m	£10.3m	£11.2m	£12.4m	£4.2m	£4.0m	£4.2m	£4.5m	£5.0m
Zone 4+5; Huntly & Insch	£43.2m	£39.8m	£37.9m	£36.5m	£35.7m	£25.6m	£25.6m	£26.3m	£28.6m	£31.7m	£10.9m	£10.3m	£10.6m	£11.5m	£12.8m
Zone 6: Turriff, Aberchirder	£20.8m	£19.2m	£19.0m	£19.6m	£20.6m	£12.4m	£12.4m	£13.3m	£15.4m	£18.4m	£5.3m	£5.0m	£5.4m	£6.3m	£7.4m
Zone 7: Banff & Macduff	£43.6m	£40.6m	£38.0m	£36.9m	£36.2m	£26.0m	£26.2m	£26.5m	£29.0m	£32.3m	£11.1m	£10.6m	£10.7m	£11.8m	£13.1m
Zone 8: Gardenstown Rural	£9.6m	£8.9m	£8.4m	£8.2m	£8.1m	£5.7m	£5.7m	£5.9m	£6.5m	£7.2m	£2.4m	£2.3m	£2.4m	£2.6m	£2.9m
Zone 9: Fyvie Rural	£11.7m	£10.8m	£10.1m	£9.8m	£9.6m	£7.0m	£7.0m	£7.1m	£7.7m	£8.5m	£3.0m	£2.8m	£2.9m	£3.1m	£3.5m
Zone 10: Fraserburgh	£66.7m	£62.1m	£59.0m	£57.2m	£56.0m	£39.8m	£40.1m	£41.1m	£45.1m	£50.0m	£17.0m	£16.2m	£16.7m	£18.3m	£20.3m
Zone 11: Peterhead	£71.5m	£66.5m	£63.6m	£62.8m	£63.1m	£42.6m	£42.9m	£44.4m	£49.5m	£56.3m	£18.2m	£17.4m	£18.0m	£20.1m	£22.8m
Zone 12: Mintlaw	£29.0m	£27.4m	£27.8m	£28.1m	£28.8m	£17.3m	£17.7m	£19.4m	£22.1m	£25.7m	£7.4m	£7.2m	£7.9m	£9.0m	£10.4m
Zone 13: Ellon	£51.1m	£47.2m	£46.0m	£46.6m	£47.9m	£35.8m	£35.8m	£37.7m	£43.2m	£50.2m	£16.5m	£15.6m	£16.4m	£18.8m	£21.9m
Zone 14: Balmedie	£22.9m	£21.1m	£24.1m	£26.4m	£26.3m	£16.0m	£16.0m	£19.7m	£24.5m	£27.6m	£7.4m	£7.0m	£8.6m	£10.7m	£12.0m
Zone 15: Oldmeldrum - Kintore	£72.0m	£66.5m	£68.1m	£70.0m	£70.3m	£50.4m	£50.5m	£55.8m	£64.9m	£73.7m	£23.2m	£22.0m	£24.3m	£28.3m	£32.2m
Zone 16: inverurie - Kemnay	£55.0m	£52.1m	£53.3m	£55.3m	£55.2m	£38.5m	£39.5m	£43.7m	£51.2m	£57.9m	£17.7m	£17.2m	£19.1m	£22.3m	£25.3m
Zone 17: Aboyne, Torphins	£21.4m	£19.7m	£18.4m	£17.7m	£17.5m	£15.0m	£15.0m	£15.1m	£16.4m	£18.3m	£6.9m	£6.5m	£6.6m	£7.2m	£8.0m
Zone 18: Westhill and rural	£41.6m	£38.6m	£36.6m	£35.1m	£34.4m	£29.2m	£29.3m	£30.0m	£32.5m	£36.0m	£13.4m	£12.8m	£13.1m	£14.2m	£15.7m
Zone 19 City: Culter	£25.7m	£23.8m	£23.9m	£24.0m	£24.2m	£17.6m	£17.7m	£19.2m	£21.8m	£24.9m	£7.5m	£7.1m	£7.7m	£8.8m	£10.0m
Zone 19 Shire: Banchory	£28.4m	£26.6m	£27.8m	£27.5m	£27.0m	£19.9m	£20.2m	£22.7m	£25.5m	£28.3m	£9.2m	£8.8m	£9.9m	£11.1m	£12.4m
Zone 20E: Newtonhill + Chapelton	£19.6m	£19.4m	£21.4m	£23.4m	£25.8m	£13.7m	£14.7m	£17.5m	£21.7m	£27.1m	£6.3m	£6.4m	£7.6m	£9.4m	£11.8m
Zone 20W: S Deeside	£5.1m	£4.8m	£5.8m	£6.2m	£6.4m	£3.6m	£3.7m	£4.8m	£5.7m	£6.7m	£1.6m	£1.6m	£2.1m	£2.5m	£2.9m
Zone 21: Stonehaven	£33.0m	£30.9m	£30.6m	£30.0m	£29.3m	£23.1m	£23.5m	£25.1m	£27.7m	£30.8m	£10.6m	£10.2m	£10.9m	£12.1m	£13.4m
Zone 22: Mearns	£44.7m	£42.3m	£41.1m	£40.2m	£40.3m	£31.4m	£32.1m	£33.7m	£37.3m	£42.3m	£14.4m	£14.0m	£14.7m	£16.3m	£18.4m
Zone 23: Bridge of Don	£19.8m	£18.0m	£20.1m	£21.3m	£22.7m	£13.6m	£13.4m	£16.1m	£19.4m	£23.4m	£5.7m	£5.4m	£6.5m	£7.8m	£9.4m
Zone 24N: Dyce	£19.2m	£17.5m	£16.8m	£16.3m	£15.6m	£13.2m	£13.0m	£13.5m	£14.8m	£16.0m	£5.6m	£5.2m	£5.4m	£6.0m	£6.4m
Zone 24S: Bucksburn	£33.6m	£32.7m	£35.5m	£39.4m	£42.6m	£23.1m	£24.3m	£28.5m	£35.7m	£43.8m	£9.8m	£9.8m	£11.5m	£14.3m	£17.6m
Zone 25: Danestone	£50.9m	£47.7m	£47.8m	£48.5m	£48.8m	£35.0m	£35.5m	£38.4m	£44.1m	£50.2m	£14.8m	£14.2m	£15.4m	£17.7m	£20.2m
Zone 26: Old Aberdeen	£101.5m	£93.3m	£89.3m	£87.0m	£85.5m	£69.7m	£69.4m	£71.7m	£79.0m	£87.9m	£29.5m	£27.9m	£28.8m	£31.7m	£35.3m
Zone 27: Cornhill	£51.1m	£47.0m	£45.5m	£45.0m	£44.7m	£35.1m	£35.0m	£36.5m	£40.8m	£46.0m	£14.9m	£14.0m	£14.7m	£16.4m	£18.5m
Zone 28: Northfield	£82.9m	£75.7m	£71.0m	£69.3m	£67.3m	£57.0m	£56.3m	£57.0m	£62.9m	£69.3m	£24.1m	£22.6m	£22.9m	£25.3m	£27.8m
Zone 29N: Kingswells	£72.7m														

**TABLE 4: TOURIST - NET AVAILABLE EXPENDITURE**  
2019 Prices

Zone	Tourism Expenditure to Zones - Net Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£1.81m	£3.17m	£3.34m	£3.56m	£3.80m	£4.17m	£7.31m	£8.41m	£9.64m	£11.06m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 2: Alford	£1.13m	£1.97m	£2.08m	£2.22m	£2.37m	£2.57m	£4.51m	£5.20m	£6.00m	£6.88m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 4+5; Huntly & Inch	£0.74m	£1.30m	£1.38m	£1.49m	£1.60m	£1.72m	£3.02m	£3.68m	£4.44m	£5.27m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 6: Turriff, Aberchirder	£0.05m	£0.09m	£0.10m	£0.11m	£0.12m	£-0.27m	£-0.48m	£-0.45m	£-0.44m	£-0.44m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 7: Banff & Macduff	£1.44m	£2.52m	£2.68m	£2.87m	£3.07m	£2.79m	£4.90m	£5.85m	£6.90m	£8.07m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 8: Gardenstown Rural	£-0.01m	£-0.01m	£-0.01m	£-0.01m	£-0.00m	£-0.21m	£-0.36m	£-0.35m	£-0.34m	£-0.33m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 9: Fyvie Rural	£0.13m	£0.23m	£0.25m	£0.27m	£0.29m	£0.31m	£0.54m	£0.69m	£0.86m	£1.04m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 10: Fraserburgh	£0.61m	£1.06m	£1.15m	£1.25m	£1.36m	£0.53m	£0.93m	£1.48m	£2.11m	£2.80m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 11: Peterhead	£0.13m	£0.23m	£0.27m	£0.32m	£0.36m	£0.22m	£0.38m	£0.86m	£1.37m	£1.91m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 12: Mintlaw	£0.03m	£0.06m	£0.07m	£0.08m	£0.09m	£-0.03m	£-0.05m	£0.03m	£0.17m	£0.32m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 13: Ellon	£0.04m	£0.06m	£0.08m	£0.10m	£0.11m	£-0.61m	£-1.08m	£-0.97m	£-0.89m	£-0.81m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 14: Balmedie	£0.09m	£0.17m	£0.16m	£0.16m	£0.18m	£0.02m	£0.04m	£-0.04m	£-0.05m	£0.11m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 15: Oldmeldrum - Kintore	£-0.02m	£-0.03m	£-0.03m	£-0.02m	£0.01m	£-0.90m	£-1.58m	£-1.62m	£-1.58m	£-1.40m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 16: inverurie - Kemnay	£0.04m	£0.07m	£0.08m	£0.09m	£0.12m	£-0.10m	£-0.18m	£-0.07m	£0.09m	£0.42m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 17: Aboyne, Torphins	£-0.04m	£-0.07m	£-0.06m	£-0.06m	£-0.05m	£-0.40m	£-0.70m	£-0.64m	£-0.59m	£-0.56m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 18: Westhill and rural	£-0.08m	£-0.14m	£-0.13m	£-0.11m	£-0.10m	£-0.77m	£-1.35m	£-1.28m	£-1.17m	£-1.07m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 19 City: Culter	£0.85m	£1.49m	£1.56m	£1.67m	£1.79m	£1.64m	£2.88m	£3.30m	£3.89m	£4.59m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 19 Shire: Banchory	£-0.03m	£-0.05m	£-0.04m	£-0.04m	£-0.02m	£-0.52m	£-0.91m	£-0.94m	£-0.95m	£-0.95m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 20E: Newtonhill + Chapelton	£0.03m	£0.05m	£0.04m	£0.04m	£0.04m	£-0.25m	£-0.43m	£-0.52m	£-0.59m	£-0.67m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 20W: S Deeside	£0.18m	£0.31m	£0.32m	£0.34m	£0.37m	£0.50m	£0.87m	£0.95m	£1.09m	£1.25m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 21: Stonehaven	£0.38m	£0.67m	£0.71m	£0.77m	£0.83m	£0.69m	£1.22m	£1.51m	£1.91m	£2.37m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 22: Mearns	£0.63m	£1.11m	£1.19m	£1.28m	£1.37m	£1.32m	£2.31m	£2.85m	£3.49m	£4.18m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 23: Bridge of Don	£0.50m	£0.87m	£0.96m	£1.07m	£1.20m	£0.28m	£0.48m	£0.51m	£0.61m	£0.73m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 24N: Dyce	£0.22m	£0.39m	£0.44m	£0.50m	£0.57m	£1.89m	£3.31m	£3.85m	£4.47m	£5.20m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 24S: Bucksburn	£0.17m	£0.29m	£0.32m	£0.35m	£0.40m	£1.37m	£2.40m	£2.69m	£3.02m	£3.46m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 25: Danestone	£0.39m	£0.69m	£0.79m	£0.90m	£1.03m	£-0.86m	£-1.51m	£-1.53m	£-1.52m	£-1.46m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 26: Old Aberdeen	£0.24m	£0.42m	£0.53m	£0.66m	£0.81m	£-0.38m	£-0.67m	£-0.19m	£0.37m	£1.01m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 27: Cornhill	£0.43m	£0.76m	£0.87m	£1.00m	£1.15m	£0.26m	£0.46m	£0.78m	£1.15m	£1.56m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 28: Northfield	£0.30m	£0.52m	£0.64m	£0.77m	£0.91m	£-1.69m	£-2.96m	£-2.81m	£-2.72m	£-2.58m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 29N: Kingswells	£-0.05m	£-0.09m	£-0.07m	£-0.03m	£-0.00m	£-1.14m	£-2.00m	£-2.01m	£-1.94m	£-1.91m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 29S: Hazlehead	£0.14m	£0.25m	£0.31m	£0.37m	£0.45m	£-0.63m	£-1.10m	£-0.98m	£-0.88m	£-0.71m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 30: Central Aberdeen	£0.10m	£0.18m	£0.28m	£0.38m	£0.50m	£3.48m	£6.11m	£7.53m	£9.14m	£11.00m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 31: Portlethen	£0.28m	£0.50m	£0.53m	£0.58m	£0.63m	£0.39m	£0.69m	£0.91m	£1.22m	£1.59m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 32: Cove Bay	£-0.06m	£-0.10m	£-0.10m	£-0.09m	£-0.07m	£-0.35m	£-0.62m	£-0.63m	£-0.54m	£-0.41m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
<b>Total</b>	<b>£10.8m</b>	<b>£19.0m</b>	<b>£20.7m</b>	<b>£22.9m</b>	<b>£25.3m</b>	<b>£15.0m</b>	<b>£26.4m</b>	<b>£36.1m</b>	<b>£47.7m</b>	<b>£61.6m</b>	<b>£0.0m</b>	<b>£0.0m</b>	<b>£0.0m</b>	<b>£0.0m</b>	<b>£0.0m</b>

Note: Analysis of STEAM reports from other parts of Scotland identifies 2021 expenditure = 57% of 2023 (average)



**TABLE 5: TOTAL AVAILABLE EXPENDITURE (RESIDENTS PLUS NET TOURISM)**  
2019 Prices.

Zone	Available Expenditure Per Capita - Gross Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£28.1m	£27.4m	£26.9m	£27.1m	£27.0m	£24.5m	£26.6m	£29.4m	£33.8m	£38.3m	£8.2m	£7.8m	£8.5m	£9.7m	£11.0m
Zone 2: Alford	£18.6m	£18.2m	£17.9m	£17.5m	£17.4m	£16.1m	£17.4m	£19.3m	£21.6m	£24.5m	£5.5m	£5.2m	£5.7m	£6.3m	£7.1m
Zone 4+5; Huntly & Insch	£46.6m	£43.1m	£41.8m	£40.7m	£40.1m	£37.2m	£36.2m	£39.7m	£44.5m	£50.3m	£14.3m	£13.4m	£14.5m	£16.1m	£18.2m
Zone 6: Turriff, Aberchirder	£22.2m	£20.3m	£20.4m	£21.2m	£22.3m	£16.9m	£15.6m	£17.7m	£21.2m	£25.7m	£7.0m	£6.5m	£7.4m	£8.8m	£10.6m
Zone 7: Banff & Macduff	£47.8m	£45.1m	£43.2m	£42.5m	£42.1m	£38.8m	£38.8m	£42.2m	£47.6m	£54.0m	£14.6m	£13.8m	£14.7m	£16.5m	£18.6m
Zone 8: Gardenstown Rural	£10.2m	£9.3m	£9.0m	£8.9m	£8.7m	£7.7m	£7.0m	£7.7m	£8.8m	£9.9m	£3.2m	£3.0m	£3.3m	£3.7m	£4.1m
Zone 9: Fyvie Rural	£12.6m	£11.6m	£11.1m	£10.8m	£10.6m	£10.0m	£9.6m	£10.4m	£11.6m	£13.2m	£3.9m	£3.7m	£3.9m	£4.4m	£4.9m
Zone 10: Fraserburgh	£71.4m	£66.2m	£64.1m	£62.7m	£61.8m	£55.6m	£52.8m	£57.8m	£65.2m	£73.8m	£22.3m	£21.0m	£22.8m	£25.6m	£28.8m
Zone 11: Peterhead	£76.0m	£70.0m	£68.1m	£67.8m	£68.4m	£59.2m	£56.0m	£61.6m	£70.7m	£81.9m	£23.9m	£22.5m	£24.6m	£28.1m	£32.4m
Zone 12: Mintlaw	£30.9m	£28.8m	£29.7m	£30.2m	£31.2m	£24.0m	£22.8m	£26.6m	£31.1m	£36.8m	£9.7m	£9.3m	£10.8m	£12.6m	£14.8m
Zone 13: Ellon	£54.2m	£49.6m	£49.1m	£50.2m	£51.8m	£49.0m	£45.3m	£50.6m	£59.6m	£70.5m	£21.6m	£20.2m	£22.5m	£26.4m	£31.1m
Zone 14: Balmedie	£24.4m	£22.3m	£25.8m	£28.6m	£28.5m	£22.3m	£20.8m	£27.0m	£34.2m	£39.3m	£9.7m	£9.0m	£11.8m	£15.0m	£17.1m
Zone 15: Oldmeldrum - Kintore	£76.4m	£69.8m	£72.6m	£75.2m	£75.8m	£69.0m	£63.8m	£74.8m	£89.2m	£103.3m	£30.5m	£28.5m	£33.3m	£39.6m	£45.7m
Zone 16: inverurie - Kemnay	£58.4m	£54.7m	£56.9m	£59.4m	£59.7m	£53.3m	£51.0m	£59.8m	£71.7m	£82.7m	£23.3m	£22.3m	£26.1m	£31.3m	£35.9m
Zone 17: Aboyne, Torphins	£22.7m	£20.6m	£19.5m	£19.0m	£18.8m	£20.4m	£18.7m	£20.0m	£22.4m	£25.5m	£9.1m	£8.5m	£9.0m	£10.0m	£11.4m
Zone 18: Westhill and rural	£44.1m	£40.3m	£38.9m	£37.6m	£37.0m	£39.6m	£36.6m	£39.8m	£44.3m	£50.1m	£17.6m	£16.5m	£17.9m	£19.8m	£22.3m
Zone 19 City: Culter	£28.1m	£26.5m	£27.0m	£27.5m	£27.9m	£26.1m	£25.8m	£29.5m	£34.4m	£39.9m	£9.8m	£9.2m	£10.5m	£12.3m	£14.2m
Zone 19 Shire: Banchory	£30.1m	£27.8m	£29.6m	£29.5m	£29.1m	£27.1m	£25.2m	£30.2m	£34.8m	£39.3m	£12.0m	£11.4m	£13.6m	£15.6m	£17.6m
Zone 20E: Newtonhill + Chapelton	£20.8m	£20.4m	£22.9m	£25.2m	£27.9m	£18.8m	£18.6m	£23.5m	£29.7m	£37.8m	£8.3m	£8.3m	£10.5m	£13.2m	£16.8m
Zone 20W: S Deeside	£5.6m	£5.4m	£6.6m	£7.0m	£7.3m	£5.5m	£5.6m	£7.5m	£9.1m	£10.8m	£2.2m	£2.1m	£2.9m	£3.5m	£4.2m
Zone 21: Stonehaven	£35.4m	£33.1m	£33.4m	£32.9m	£32.5m	£32.7m	£31.6m	£35.9m	£40.8m	£46.1m	£14.0m	£13.3m	£15.0m	£16.9m	£19.1m
Zone 22: Mearns	£48.1m	£45.5m	£45.1m	£44.5m	£44.8m	£44.8m	£43.9m	£49.0m	£55.7m	£64.2m	£18.9m	£18.1m	£20.1m	£22.8m	£26.2m
Zone 23: Bridge of Don	£21.5m	£19.8m	£22.3m	£24.0m	£25.7m	£19.1m	£17.9m	£22.6m	£27.7m	£33.9m	£7.6m	£7.0m	£8.9m	£10.9m	£13.3m
Zone 24N: Dyce	£20.5m	£18.7m	£18.3m	£18.0m	£17.4m	£20.1m	£20.2m	£22.3m	£25.2m	£27.9m	£7.3m	£6.8m	£7.4m	£8.3m	£9.1m
Zone 24S: Bucksburn	£35.8m	£34.6m	£38.2m	£42.6m	£46.3m	£33.3m	£33.9m	£41.8m	£55.0m	£65.7m	£12.8m	£12.7m	£15.7m	£20.1m	£25.0m
Zone 25: Danestone	£54.4m	£50.7m	£51.7m	£53.0m	£53.7m	£47.6m	£44.4m	£51.0m	£60.2m	£69.8m	£19.5m	£18.5m	£21.1m	£24.8m	£28.6m
Zone 26: Old Aberdeen	£108.0m	£98.3m	£95.8m	£94.2m	£93.0m	£96.2m	£89.2m	£98.1m	£111.0m	£125.9m	£38.8m	£36.1m	£39.5m	£44.4m	£50.1m
Zone 27: Cornhill	£54.6m	£50.1m	£49.4m	£49.3m	£49.4m	£48.9m	£45.8m	£50.8m	£58.3m	£66.9m	£19.5m	£18.2m	£20.1m	£22.9m	£26.3m
Zone 28: Northfield	£88.3m	£80.0m	£76.3m	£75.2m	£73.6m	£77.2m	£70.0m	£75.3m	£85.4m	£95.8m	£31.7m	£29.3m	£31.4m	£35.4m	£39.5m
Zone 29N: Kingswells	£77.2m	£71.8m	£73.0m	£74.0m	£76.3m	£68.1m	£64.0m	£73.4m	£85.6m	£101.4m	£27.8m	£26.5m	£30.3m	£35.2m	£41.5m
Zone 29S: Hazlehead	£75.4m	£70.2m	£70.9m	£73.8m	£76.2m	£66.8m	£63.1m	£71.9m	£86.0m	£101.8m	£27.1m	£25.8m	£29.3m	£34.9m	£41.2m
Zone 30: Central Aberdeen	£110.6m	£100.1m	£96.6m	£94.4m	£91.8m	£102.5m	£97.8m	£106.9m	£120.4m	£134.7m	£39.8m	£36.8m	£39.9m	£44.7m	£49.7m
Zone 31: Portlethen	£34.9m	£32.3m	£32.5m	£32.3m	£31.8m	£32.0m	£30.5m	£34.6m	£39.5m	£44.6m	£13.8m	£13.0m	£14.7m	£16.7m	£18.8m
Zone 32: Cove Bay	£54.1m	£49.3m	£52.2m	£54.3m	£56.1m	£48.2m	£44.8m	£53.3m	£63.8m	£75.6m	£19.5m	£18.2m	£21.7m	£25.8m	£30.5m
<b>Total</b>	<b>£1,548.0m</b>	<b>£1,431.9m</b>	<b>£1,436.5m</b>	<b>£1,451.0m</b>	<b>£1,462.0m</b>	<b>£1,358.6m</b>	<b>£1,291.3m</b>	<b>£1,462.0m</b>	<b>£1,698.3m</b>	<b>£1,962.2m</b>	<b>£554.8m</b>	<b>£522.3m</b>	<b>£589.2m</b>	<b>£682.1m</b>	<b>£785.5m</b>
<b>Aberdeenshire</b>	<b>£819.5m</b>	<b>£761.8m</b>	<b>£764.8m</b>	<b>£770.7m</b>	<b>£774.7m</b>	<b>£704.5m</b>	<b>£674.4m</b>	<b>£765.1m</b>	<b>£887.1m</b>	<b>£1,022.7m</b>	<b>£293.7m</b>	<b>£277.4m</b>	<b>£313.5m</b>	<b>£362.5m</b>	<b>£416.5m</b>
<b>Aberdeen City</b>	<b>£728.5m</b>	<b>£670.1m</b>	<b>£671.7m</b>	<b>£680.3m</b>	<b>£687.3m</b>	<b>£654.1m</b>	<b>£616.8m</b>	<b>£696.9m</b>	<b>£811.2m</b>	<b>£939.5m</b>	<b>£261.1m</b>	<b>£245.0m</b>	<b>£275.6m</b>	<b>£319.7m</b>	<b>£369.0m</b>

Zone	Available Expenditure Per Capita - Net Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£26.6m	£26.3m	£25.5m	£25.5m	£25.3m	£18.9m	£22.2m	£23.8m	£26.9m	£30.2m	£6.3m	£6.0m	£6.2m	£6.9m	£7.7m
Zone 2: Alford	£17.6m	£17.5m	£16.9m	£16.5m	£16.3m	£12.3m	£14.5m	£15.5m	£17.2m	£19.3m	£4.2m	£4.0m	£4.2m	£4.5m	£5.0m
Zone 4+5; Huntly & Insch	£43.9m	£41.1m	£39.3m	£38.0m	£37.3m	£27.4m	£28.6m	£30.0m	£33.0m	£37.0m	£10.9m	£10.3m	£10.6m	£11.5m	£12.8m
Zone 6: Turriff, Aberchirder	£20.9m	£19.3m	£19.1m	£19.7m	£19.7m	£12.2m	£11.9m	£12.8m	£15.0m	£17.9m	£5.3m	£5.0m	£5.4m	£6.3m	£7.4m
Zone 7: Banff & Macduff	£45.1m	£43.1m	£40.7m	£39.7m	£39.3m	£28.8m	£31.1m	£32.4m	£35.9m	£40.4m	£11.1m	£10.6m	£10.7m	£11.8m	£13.1m
Zone 8: Gardenstown Rural	£9.6m	£8.8m	£8.4m	£8.2m	£8.1m	£5.5m	£5.4m	£5.5m	£6.2m	£6.9m	£2.4m	£2.3m	£2.4m	£2.6m	£2.9m
Zone 9: Fyvie Rural	£11.9m	£11.0m	£10.4m	£10.0m	£9.9m	£7.3m	£7.5m	£7.8m	£8.6m	£9.6m	£3.0m	£2.8m	£2.9m	£3.1m	£3.5m
Zone 10: Fraserburgh	£67.3m	£63.1m	£60.2m	£58.5m	£57.4m	£40.3m	£41.0m	£42.6m	£47.2m	£52.8m	£17.0m	£16.2m	£16.7m	£18.3m	£20.3m
Zone 11: Peterhead	£71.6m	£66.7m	£63.9m	£63.1m	£63.5m	£42.8m	£43.3m	£45.2m	£50.9m	£58.3m	£18.2m	£17.4m	£18.0m	£20.1m	£22.8m
Zone 12: Mintlaw	£29.1m	£27.4m	£27.9m	£28.1m	£28.9m	£17.3m	£17.6m	£19.4m	£22.3m	£26.0m	£7.4m	£7.2m	£7.9m	£9.0m	£10.4m
Zone 13: Ellon	£51.1m	£47.2m	£46.1m	£46.7m	£48.0m	£35.2m	£34.7m	£36.7m	£42.3m	£49.4m	£16.5m	£15.6m	£16.4m	£18.8m	£21.9m
Zone 14: Balmedie	£23.0m	£21.3m	£24.2m	£26.6m	£26.5m	£16.1m	£16.0m	£19.7m	£24.4m	£27.7m	£7.4m	£7.0m	£8.6m	£10.7m	£12.0m
Zone 15: Oldmeldrum - Kintore	£72.0m	£66.5m	£68.1m	£70.0m	£70.3m	£49.5m	£48.9m	£54.2m	£63.3m	£72.3m	£23.2m	£22.0m	£24.3m	£28.3m	£32.2m
Zone 16: inverurie - Kemnay	£55.0m	£52.1m	£53.4m	£55.4m	£55.3m	£38.4m	£39.3m	£43.6m	£51.3m	£58.3m	£17.7m	£17.2m	£19.1m	£22.3m	£25.3m
Zone 17: Aboyne, Torphins	£21.4m	£19.7m	£18.3m	£17.7m	£17.4m	£14.6m	£14.3m	£14.4m	£15.8m	£17.8m	£6.9m	£6.5m	£6.6m	£7.2m	£8.0m
Zone 18: Westhill and rural	£41.5m	£38.4m	£36.5m	£35.0m	£34.2m	£28.4m	£27.9m	£28.7m	£31.3m	£35.0m	£13.4m	£12.8m	£13.1m	£14.2m	£15.7m
Zone 19 City: Culter	£26.5m	£25.3m	£25.4m	£25.7m	£26.0m	£19.3m	£20.6m	£22.5m	£25.7m	£29.5m	£7.5m	£7.1m	£7.7m	£8.8m	£10.0m
Zone 19 Shire: Banchory	£28.4m	£26.5m	£27.7m	£27.5m	£27.0m	£19.4m	£19.3m	£21.8m	£24.5m	£27.4m	£9.2m	£8.8m	£9.9m	£11.1m	£12.4m
Zone 20E: Newtonhill + Chapelton	£19.6m	£19.4m	£21.4m	£23.4m	£25.9m	£13.5m	£14.3m	£17.0m	£21.1m	£26.4m	£6.3m	£6.4m	£7.6m	£9.4m	£11.8m
Zone 20W: S Deeside	£5.3m	£5.1m	£6.2m	£6.5m	£6.8m	£4.1m	£4.5m	£5.7m	£6.8m	£8.0m	£1.6m	£1.6m	£2.1m	£2.5m	£2.9m
Zone 21: Stonehaven	£33.4m	£31.6m	£31.3m	£30.7m	£30.2m	£23.8m	£24.7m	£26.6m	£29.6m	£33.1m	£10.6m	£10.2m	£10.9m	£12.1m	£13.4m
Zone 22: Mearns	£45.4m	£43.4m	£42.3m	£41.5m	£41.7m	£32.7m	£34.4m	£36.6m	£40.8m	£46.4m	£14.4m	£14.0m	£14.7m	£16.3m	£18.4m
Zone 23: Bridge of Don	£20.3m	£18.9m	£21.0m	£22.4m	£23.9m	£13.8m	£13.9m	£16.6m	£20.0m	£24.1m	£5.7m	£5.4m	£6.5m	£7.8m	£9.4m
Zone 24N: Dyce	£19.4m	£17.9m	£17.2m	£16.8m	£16.1m	£15.0m	£16.3m	£17.3m	£19.3m	£21.2m	£5.6m	£5.2m	£5.4m	£6.0m	£6.4m
Zone 24S: Bucksburn	£33.8m	£33.0m	£35.9m	£39.7m	£43.0m	£24.4m	£26.7m	£31.2m	£38.7m	£47.3m	£9.8m	£9.8m	£11.5m	£14.3m	£17.6m
Zone 25: Danestone	£51.3m	£48.4m	£48.5m	£49.4m	£49.8m	£34.1m	£34.0m	£36.8m	£42.5m	£48.7m	£14.8m	£14.2m	£15.4m	£17.7m	£20.2m
Zone 26: Old Aberdeen	£101.7m	£93.7m	£89.9m	£87.7m	£86.3m										























































TABLE 18:

EXISTING FLOORSPACE AND TURNOVER 2023  
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m	
<b>CITY CENTRE (ZONES 26, 27 &amp; 30)</b>																
<b>Convenience</b>																
<i>Supermarkets</i>																
	1	1469	882	£4,451	£3.92m	77	46	£7,163	£0.33m					1547	928	£4.26m
	1	345	224	£7,291	£1.64m									345	224	£1.64m
	1	671	436	£7,291	£3.18m									671	436	£3.18m
	1	665	432	£5,851	£2.53m									665	432	£2.53m
	1	441	287	£5,851	£1.68m									441	287	£1.68m
	1	401	260	£3,331	£0.87m									401	260	£0.87m
	42	7012	4558	£4,992	£22.75m									7012	4558	£22.75m
<i>Other Convenience</i>																
	66	16582	10778	£4,992	£53.80m									16582	10778	£53.80m
	3	651	423	£4,992	£2.11m									651	423	£2.11m
	2	442	287	£4,992	£1.43m									442	287	£1.43m
	1	172	112	£4,992	£0.56m									172	112	£0.56m
		below												0	0	£0.00m
	47	15318	9957	£4,992	£49.70m									15318	9957	£49.70m
	<b>114</b>	<b>44168</b>	<b>28636</b>		<b>£144.17m</b>	<b>77</b>	<b>46</b>		<b>£0.33m</b>				<b>44245</b>	<b>28682</b>	<b>£144.50m</b>	
<b>Comparison</b>																
	36					22452	14594	£6,682	£97.51m	231	173	£7,659	£1.33m	22683	14767	£98.84m
	0													0	0	£0.00m
	1	500	325	£4,873	£1.58m	1978	1286	£7,841	£10.08m	335	251	£7,659	£1.92m	2478	1611	£11.67m
	39					1897	1423	£6,682	£9.51m	2350	1763	£7,659	£13.50m	2232	1674	£11.43m
						20667	13434	£6,682	£89.76m					23017	15196	£103.26m
	14					5927	3852	£6,682	£25.74m					0	0	£0.00m
	1					352	229	£6,682	£1.53m					352	229	£1.53m
	<b>1</b>	<b>301</b>	<b>271</b>			<b>1708</b>	<b>1537</b>							<b>2009</b>	<b>1808</b>	<b>£0.00m</b>
<i>Other Major Units</i>																
	1	2064	1341	£4,873	£6.54m	6191	4024	£7,841	£31.55m	2064	1341	£12,689	£17.02m	10318	6707	£55.11m
	1					11849	7702	£3,700	£28.50m					11849	7702	£28.50m
	169					41560	27014	£6,682	£180.49m	6288	4087	£7,659	£31.30m	47848	31101	£211.80m
	<b>263</b>	<b>2865</b>	<b>1938</b>		<b>£8.12m</b>	<b>114580</b>	<b>75094</b>		<b>£475.01m</b>	<b>11267</b>	<b>7615</b>	<b>£65.07m</b>	<b>£65.07m</b>	<b>128712</b>	<b>84647</b>	<b>£548.20m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>377</b>	<b>47033</b>	<b>30573</b>		<b>£152.29m</b>	<b>114658</b>	<b>75140</b>		<b>£475.34m</b>	<b>11267</b>	<b>7615</b>		<b>£65.07m</b>	<b>172958</b>	<b>113329</b>	<b>£692.69m</b>
Retail Services	503													93729		
Vacant	111													55300	17.2%	
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>991</b>	<b>47033</b>	<b>30573</b>		<b>£152.29m</b>	<b>114658</b>	<b>75140</b>		<b>£475.34m</b>	<b>11267</b>	<b>7615</b>		<b>£65.07m</b>	<b>321987</b>		<b>£692.69m</b>
<b>CITY CENTRE</b>																
<b>ZONE 1+3 Aboyne Town Centre</b>																
<b>Convenience</b>																
	1	941	565	£7,510	£4.24m	105	63	£3,847	£0.24m					1046	628	£4.48m
	4	342	222	£6,904	£1.53m									342	222	£1.53m
	<b>5</b>	<b>1283</b>	<b>787</b>		<b>£5.78m</b>	<b>105</b>	<b>63</b>		<b>£0.24m</b>					<b>1388</b>	<b>850</b>	<b>£6.02m</b>
<b>Comparison</b>																
	7					1316	855	£2,392	£0.05m	100	65	£4,197	£0.27m	1416	920	£2.32m
	<b>12</b>	<b>1283</b>	<b>787</b>		<b>£5.78m</b>	<b>1420</b>	<b>918</b>		<b>£2.29m</b>	<b>100</b>	<b>65</b>		<b>£0.27m</b>	<b>2804</b>	<b>1770</b>	<b>£8.34m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>16</b>													1214		
Retail Services	1													60		
Vacant	1													6		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>29</b>	<b>1283</b>	<b>787</b>		<b>£5.78m</b>	<b>1420</b>	<b>918</b>		<b>£2.29m</b>	<b>100</b>	<b>65</b>		<b>£0.27m</b>	<b>4077</b>		
<b>ZONE 1+3 Ballater Town Centre</b>																
<b>Convenience</b>																
	1	678	407	£7,510	£3.06m	36	21	£3,847	£0.08m					714	428	£3.14m
	5	500	325	£6,904	£2.25m									500	325	£2.25m
	<b>6</b>	<b>1178</b>	<b>732</b>		<b>£5.30m</b>				<b>£0.08m</b>					<b>1178</b>	<b>732</b>	<b>£5.38m</b>
<b>Comparison</b>																
	21					1963	1276	£2,392	£3.05m					1963	1276	£3.05m
	<b>27</b>	<b>1178</b>	<b>732</b>		<b>£5.30m</b>	<b>1963</b>	<b>1276</b>		<b>£3.13m</b>					<b>3141</b>	<b>2008</b>	<b>£8.44m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>19</b>													1949		
Retail Services	1													25		
Vacant	1													3		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>47</b>	<b>1178</b>	<b>732</b>		<b>£5.30m</b>	<b>1963</b>	<b>1276</b>		<b>£3.13m</b>					<b>5114</b>		
<b>ZONE 1+3 Braemar Town Centre</b>																
<b>Convenience</b>																
	1	269	161	£7,510	£1.21m									269	161	£1.21m
	3	335	217	£6,904	£1.50m									335	217	£1.50m
	<b>4</b>	<b>603</b>	<b>379</b>		<b>£2.71m</b>									<b>603</b>	<b>379</b>	<b>£2.71m</b>
<b>Comparison</b>																
	12					1989	1293	£2,392	£3.09m					1989	1293	£3.09m
	<b>16</b>	<b>603</b>	<b>379</b>		<b>£2.71m</b>	<b>1989</b>	<b>1293</b>		<b>£3.09m</b>					<b>2592</b>	<b>1671</b>	<b>£5.80m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>6</b>													434		
Retail Services	1													83		
Vacant	1													1		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>23</b>	<b>603</b>	<b>379</b>		<b>£2.71m</b>	<b>1989</b>	<b>1293</b>		<b>£3.09m</b>					<b>3110</b>		
<b>ZONE 1+3 Remainder</b>																
<b>Convenience</b>																
	2	279	181	£4,247	£0.77m									279	181	£0.77m
	7					471	306	£897	£0.27m	23	15	£1,749	£0.03m	494	321	£0.30m
	<b>9</b>	<b>279</b>	<b>181</b>		<b>£0.77m</b>	<b>471</b>	<b>306</b>		<b>£0.27m</b>	<b>23</b>	<b>15</b>		<b>£0.03m</b>	<b>773</b>	<b>503</b>	<b>£1.07m</b>
<b>Comparison</b>																
	5													377		
	<b>15</b>	<b>279</b>	<b>181</b>		<b>£0.77m</b>	<b>471</b>	<b>306</b>		<b>£0.27m</b>	<b>23</b>	<b>15</b>		<b>£0.03m</b>	<b>1205</b>		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>15</b>	<b>279</b>	<b>181</b>		<b>£0.77m</b>	<b>471</b>	<b>306</b>		<b>£0.27m</b>	<b>23</b>	<b>15</b>		<b>£0.03m</b>	<b>1205</b>		
<b>ZONE 1+3</b>																
	<b>114</b>	<b>3344</b>	<b>2079</b>		<b>£14.56m</b>	<b>5843</b>	<b>3792</b>		<b>£8.79m</b>	<b>123</b>	<b>80</b>		<b>£0.30m</b>	<b>13506</b>		
<b>ZONE 2 Alford Town Centre</b>																
<b>Convenience</b>																
	1	730	475	£12,274	£5.83m	38	25	£4,249	£0.11m					769	500	£5.93m
	4	402	261	£11,283	£2.95m									402	261	£2.95m
	<b>5</b>	<b>1132</b>	<b>736</b>		<b>£8.77m</b>	<b>38</b>	<b>25</b>		<b>£0.11m</b>					<b>1171</b>	<b>761</b>	<b>£8.88m</b>
<b>Comparison</b>																
	12					1110	722	£2,642	£1.91m	102	66	£2,105	£0.14m	1212	788	£2.05m
	<b>17</b>	<b>1132</b>	<b>736</b>		<b>£8.77m</b>	<b>1149</b>	<b>747</b>		<b>£2.01m</b>	<b>102</b>	<b>66</b>		<b>£0.14m</b>	<b>2382</b>	<b>1549</b>	<b>£10.93m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>13</b>													2027		
Retail Services	1													162		
Vacant	1													1		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>31</b>	<b>1132</b>	<b>736</b>		<b>£8.77m</b>	<b>1149</b>	<b>747</b>		<b>£2.01m</b>	<b>102</b>	<b>66</b>		<b>£0.14m</b>	<b>4572</b>		
<b>ZONE 2 Remainder</b>																
<b>Convenience</b>																
	1	167	108	£6,942	£0.75m	91	59	£991	£0.06m	293	191	£877	£0.17m	167	108	£0.75m
	2					91	59			293	191			384	250	£0.23m
	<b>3</b>	<b>167</b>	<b>108</b>		<b>£0.75m</b>	<b>91</b>	<b>59</b>		<b>£0.06m</b>	<b>293</b>	<b>191</b>		<b>£0.17m</b>	<b>550</b>	<b>358</b>	<b>£0.98m</b>
<b>Comparison</b>																
	5					501	3									

TABLE 18: EXISTING FLOORSPACE AND TURNOVER 2023  
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m	
<b>ZONE 6 Turriff TC</b>																
Convenience																
	1	697	418	£7,566	£3.16m	37	22	£3,061	£0.07m					734	440	£3.23m
	1	1180	767	£9,866	£7.57m	131	85	£3,992	£0.34m					1311	852	£7.91m
	9	773	502	£7,719	£3.88m									773	502	£3.88m
	11	2650	1688	£14.61m		168	107	£2,380	£0.41m					2818	1795	£15.02m
Comparison	28					5907	3839	£2,380	£9.14m	372	242	£4,266	£1.03m	6279	4081	£10.17m
Total Floorspace (Retail Goods)	33	2650	1688	£14.61m		6075	3947	£9.54m		372	242	£1.03m		9097	5876	£25.19m
Retail Services	33													3867		
Vacant	3													211		
ALL RETAIL GOODS AND SERVICES	75	2650	1688	£14.61m		6075	3947	£9.54m		372	242	£1.03m		13174		
<b>ZONE 6 Aberchirder</b>																
Convenience																
	1	314	204	£7,566	£1.54m									314	204	£1.54m
	1	111	72	£5,808	£0.42m									111	72	£0.42m
	2	425	276	£1.96m		184	120	£1,428	£0.17m					425	276	£1.96m
Comparison	2					184	120	£1,428	£0.17m					184	120	£0.17m
Total Floorspace (Retail Goods)	4	425	276	£1.96m		184	120	£1.428	£0.17m					609	396	£2.14m
Retail Services	4													509		
Vacant	2													205		
ALL RETAIL GOODS AND SERVICES	10	425	276	£1.96m		184	120	£1.428	£0.17m					1323		
<b>ZONE 6</b>																
<b>ZONE 7 Banff TC</b>																
Convenience																
	1	1189	773	£8,383	£6.48m	132	86	£6,330	£0.54m					1322	859	£7.02m
	1	1856	1206	£6,429	£7.75m	327	213	£4,854	£1.03m					2183	1419	£7.77m
	9	1823	1185	£6,560	£7.77m									1823	1185	£7.77m
	11	4868	3164	£22.01m		460	299	£3,774	£5.46m	2887	1877	£2,183	£4.10m	5327	3463	£23.58m
Comparison	27					2225	1446	£3,774	£5.46m	2887	1877	£2,183	£4.10m	5112	3323	£9.55m
Total Floorspace (Retail Goods)	38	4868	3164	£22.01m		2684	1745	£7.03m		2887	1877	£4.10m		10440	6786	£33.14m
Retail Services	39													9662		
Vacant	25													2261		
ALL RETAIL GOODS AND SERVICES	102	4868	3164	£22.01m		2684	1745	£7.03m		2887	1877	£4.10m		22363		
<b>ZONE 7 Macduff TC</b>																
Convenience																
	4	696	453	£5,910	£2.67m									696	453	£2.67m
Comparison	10					647	420	£3,019	£1.27m	667	434	£1,511	£0.66m	1314	854	£1.92m
Total Floorspace (Retail Goods)	14	696	453	£2.67m		647	420	£3,019	£1.27m	667	434	£1,511	£0.66m	2010	1307	£4.60m
Retail Services	23													2086		
Vacant	5													569		
ALL RETAIL GOODS AND SERVICES	42	696	453	£2.67m		647	420	£3,019	£1.27m	667	434	£1,511	£0.66m	4665		
<b>ZONE 7 Portsoy TC</b>																
Convenience																
	1	372	242	£6,429	£1.55m									372	242	£1.55m
	2	88	57	£5,910	£0.34m									88	57	£0.34m
	3	460	299	£1.89m		0	0	£3,019	£0.55m	302	196	£1,511	£0.30m	460	299	£1.89m
Comparison	5					281	182	£3,019	£0.55m	302	196	£1,511	£0.30m	583	379	£0.85m
Total Floorspace (Retail Goods)	8	460	299	£1.89m		281	182	£3,019	£0.55m	302	196	£1,511	£0.30m	1042	677	£4.63m
Retail Services	12													1049		
Vacant	1													26		
ALL RETAIL GOODS AND SERVICES	21	460	299	£1.89m		281	182	£3,019	£0.55m	302	196	£1,511	£0.30m	2117		
<b>ZONE 7 Remainder</b>																
Convenience																
	1	1505	1052	£3,636	£0.46m	376	226							1881	1315	£0.00m
	3	195	127	£3,636	£0.46m									195	127	£0.46m
	4	195	1179	£0.46m										2076	1442	£0.46m
Comparison	4					82	53	£1,132	£0.06m	127	82	£630	£0.05m	209	136	£0.11m
Total Floorspace (Retail Goods)	8	195	1179	£0.46m		82	53	£1,132	£0.06m	127	82	£630	£0.05m	2285	1577	£0.57m
Retail Services	5													593		
Vacant	2													130		
ALL RETAIL GOODS AND SERVICES	15	195	1179	£0.46m		82	53	£1,132	£0.06m	127	82	£630	£0.05m	3008		
<b>ZONE 7</b>																
<b>ZONE 8</b>																
<i>Includes Cuminstown &amp; New Deer</i>																
Convenience																
	2	356	231	£8,241	£1.91m									356	231	£1.91m
	4					166	108	£99	£0.01m	590	383	£491	£0.19m	755	491	£0.20m
	6	356	231	£1.91m		166	108	£99	£0.01m	590	383	£491	£0.19m	1111	722	£2.10m
Comparison	6													340		
Total Floorspace (Retail Goods)	6	356	231	£1.91m		166	108	£99	£0.01m	590	383	£491	£0.19m	1451		
Retail Services	6															
Vacant	12															
ALL RETAIL GOODS AND SERVICES	12	356	231	£1.91m		166	108	£99	£0.01m	590	383	£491	£0.19m	1451		
<b>ZONE 8</b>																
<i>Includes Rothienorman and Fyvie</i>																
Convenience																
	4	787	511	£3,867	£1.98m									787	511	£1.98m
	2					113	74	£102	£0.01m					113	74	£0.01m
	6	787	511	£1.98m		113	74	£102	£0.01m					900	585	£1.98m
Comparison	9													476		
Total Floorspace (Retail Goods)	9	787	511	£1.98m		113	74	£102	£0.01m					147		
Retail Services	3															
Vacant	3															
ALL RETAIL GOODS AND SERVICES	18	787	511	£1.98m		113	74	£102	£0.01m					1523		
<b>ZONE 9</b>																
<b>ZONE 10 Fraserburgh Town Centre</b>																
Convenience																
	1	1109	832	£5,546	£4.61m									1109	832	£4.61m
	1	349	261	£5,309	£1.39m									349	261	£1.39m
	13	1888	1416	£7,238	£10.25m									1888	1416	£10.25m
	15	3346	2510	£16.25m		6045	3929	£2,928	£11.50m	6110	3971	£2,666	£10.59m	12154	7900	£22.09m
Comparison	60					6045	3929	£2,928	£11.50m	6110	3971	£2,666	£10.59m	15500	10410	£38.34m
Total Floorspace (Retail Goods)	75	3346	2510	£16.25m		6045	3929	£11.50m		6110	3971	£10.59m		3139		
Retail Services	87													853		
Vacant	16															
ALL RETAIL GOODS AND SERVICES	178	3346	2510	£16.25m		6045	3929	£11.50m		6110	3971	£10.59m		19491		
<b>ZONE 10 Fraserburgh South Harbour Road area</b>																
Convenience																
	1	4223	2745	£9,251	£25.39m	1810	1176	£4,911	£5.78m					6033	3922	£31.17m
	1	1320	1029	£5,820	£5.99m	330	257	£3,089	£0.79m					1650	1286	£4.76m
	1					834	542	£8,783	£4.76m					834	542	£4.76m
	1									380	285	£1,513	£0.43m			
Comparison	4	5543	3774	£31.38m		2974	1976	£11.34m		380	285	£1,513	£0.43m	8517	5750	£43.15m
Total Floorspace (Retail Goods)	4	5543	377													





TABLE 18:

EXISTING FLOORSPACE AND TURNOVER 2023  
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods			All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>ZONE 21 Stonehaven TC</b>															
Convenience	13	1624	1055	£8,598	£9.07m										
Comparison	41														
Total Floorspace (Retail Goods)	54	1624	1055		£9.07m	3580	2327	£4,018	£9.35m	638	414	£3,873	£1.60m	1624	1055
Retail Services	66													4218	2742
Vacant	4													5841	3797
ALL RETAIL GOODS AND SERVICES	124	1624	1055		£9.07m	3580	2327		£9.35m	638	414		£1.60m	5369	232
<b>ZONE 21 Remainder Stonehaven</b>															
Convenience	1	1417	850	£8,427	£7.16m	157	94	£5,168	£0.49m					1574	945
Comparison	5	599	390	£4,766	£1.86m									599	390
Total Floorspace (Retail Goods)	6	2016	1240		£9.02m	115	75	£1,205	£0.09m					2174	1334
Retail Services	10					157	94		£0.49m					115	75
Vacant	0													2288	1409
ALL RETAIL GOODS AND SERVICES	25	2016	1240		£9.02m	272	169		£0.58m					1079	0
<b>ZONE 21</b>															
	149	3640	2295		£18.09m	3852	2496		£9.93m	638	414		£1.60m	11442	
<b>ZONE 22 Laurencekirk TC</b>															
Convenience	1	649	422	£6,550	£2.76m									649	422
Comparison	3	348	226	£6,021	£1.36m									348	226
Total Floorspace (Retail Goods)	4	997	648		£4.13m	713	464	£2,731	£1.27m	47	31	£4,586	£0.14m	997	648
Retail Services	9					713	464		£1.27m	47	31		£0.14m	760	494
Vacant	22													1158	198
ALL RETAIL GOODS AND SERVICES	38	997	648		£4.13m	713	464		£1.27m	47	31		£0.14m	1158	198
<b>ZONE 22 Inverbervie TC</b>															
Convenience	1	449	292	£6,550	£1.91m									449	292
Comparison	3	349	227	£5,028	£1.14m									349	227
Total Floorspace (Retail Goods)	4	798	519		£3.05m	1179	766	£2,049	£1.57m					798	519
Retail Services	9					1179	766		£1.57m					1179	766
Vacant	8													562	41
ALL RETAIL GOODS AND SERVICES	18	798	519		£3.05m	1179	766		£1.57m					1179	766
<b>ZONE 22 Remainder</b>															
Convenience	8	1924	1250	£3,704	£4.63m									1924	1250
Comparison	2					164	106	£1,024	£0.11m					164	106
Total Floorspace (Retail Goods)	10	1924	1250		£4.63m	164	106		£0.11m					2087	1357
Retail Services	10													842	36
Vacant	1													36	0
ALL RETAIL GOODS AND SERVICES	21	1924	1250		£4.63m	164	106		£0.11m					2965	0
<b>ZONE 22</b>															
	77	3719	2417		£11.81m	2056	1336		£2.95m	47	31		£0.14m	8660	
<b>ZONE 23 Bridge of Don Retail Park</b>															
Convenience	1	1484	964	£7,252	£6.99m									1484	964
Comparison	1									1043	782	£5,307	£4.15m	1043	782
Total Floorspace (Retail Goods)	3	248	186	£4,948	£0.92m	990	743	£7,697	£5.72m	727	545	£1,389	£0.76m	727	545
Retail Services	4					990	743		£5.72m	1770	1328		£4.91m	1238	929
Vacant	1													3008	2256
ALL RETAIL GOODS AND SERVICES	6	1731	1150		£7.91m	990	743		£5.72m	1770	1328		£4.91m	4492	3221
<b>ZONE 23 Denmore Road</b>															
Convenience	1									475	356	£2,935	£1.05m	475	356
Comparison	1									6581	5264	£2,006	£10.56m	6581	5264
Total Floorspace (Retail Goods)	3									4179	3134	£2,935	£9.20m	4179	3134
Retail Services	1									11235	8755			11235	8755
Vacant	1													153	0
ALL RETAIL GOODS AND SERVICES	4									11235	8755		£20.81m	11235	8755
<b>Zone 23 Remainder</b>															
Convenience	3	245	160	£4,081	£0.65m									245	160
Comparison	3													245	160
Total Floorspace (Retail Goods)	8	245	160		£0.65m									1227	0
Retail Services	0													0	0
Vacant	11													1473	0
ALL RETAIL GOODS AND SERVICES	21	1977	1310		£8.56m	990	743		£5.72m	13005	10083		£25.72m	19053	
<b>ZONE 24N Dyce District Centre (ASDA)</b>															
Convenience	1	4810	2645	£12,161	£32.17m	3061	1683	£5,764	£9.70m	874	481	£17,638	£8.48m	8745	4810
Comparison	3					523	340	£6,840	£2.32m	874	481		£8.48m	8745	4810
Total Floorspace (Retail Goods)	4	4810	2645		£32.17m	3583	2023		£12.03m	874	481		£8.48m	9267	5149
Retail Services	4													523	340
Vacant	4													375	483
ALL RETAIL GOODS AND SERVICES	12	4810	2645		£32.17m	3583	2023		£12.03m	874	481		£8.48m	10125	483
<b>ZONE 24N Remainder incl Dyce Local Centre</b>															
Convenience	5	1188	772	£7,834	£6.05m	67	43	£2,256	£0.10m					1188	772
Comparison	1					67	43		£0.10m					67	43
Total Floorspace (Retail Goods)	6	1188	772		£6.05m	67	43		£0.10m					1255	816
Retail Services	12													1167	0
Vacant	18													0	0
ALL RETAIL GOODS AND SERVICES	30	1188	772		£6.05m	67	43		£0.10m					2422	0
<b>ZONE 24S</b>															
	43	5998	3418		£38.22m	3650	2066		£12.12m	874	481		£8.48m	12547	
<b>Zone 24S Bucksburn</b>															
Convenience	5	533	347	£6,300	£2.18m									533	347
Comparison	4					213	139	£2,133	£0.30m	121	79	£1,240	£0.10m	335	217
Total Floorspace (Retail Goods)	9	533	347		£2.18m	213	139		£0.30m	121	79		£0.10m	868	564
Retail Services	5													470	126
Vacant	2													126	0
ALL RETAIL GOODS AND SERVICES	16	533	347		£2.18m	213	139		£0.30m	121	79		£0.10m	1464	0
<b>Zone 24S Scatliffe Park</b>															
Convenience	3	329	214	£6,300	£1.35m									329	214
Comparison	2					174	113	£2,133	£0.24m					174	113
Total Floorspace (Retail Goods)	5	329	214		£1.35m	174	113		£0.24m					503	327
Retail Services	4													220	0
Vacant	9													723	0
ALL RETAIL GOODS AND SERVICES	9	329	214		£1.35m	174	113		£0.24m					723	0
<b>Zone 24S Remainder incl Stonewood</b>															
Convenience	1	1935	1210	£6,732	£8.15m	342	214	£3,751	£0.80m					2277	1424
Comparison	1	1337	869	£8,984	£7.81m									1337	869
Total Floorspace (Retail Goods)	2	500	325	£8,206	£2.67m									500	325
Retail Services	5													493	320
Vacant	8	4265	2725	£4,641	£1.49m									4607	2938
ALL RETAIL GOODS AND SERVICES	18	4265	2725		£20.11m	342	214		£0.80m					4607	2938
<b>ZONE 24S</b>															
	43	5128	3285		£23.64m	728	465		£1.34m	121	79		£0.10m	8460	
<b>ZONE 25 Middleton Park</b>															
Convenience	1	3617	1989	£10,937	£21.75m	1550	852	£5,731	£4.89m					5167	2842
Comparison	1					115	75	£2,991	£0.22m					115	75
Total Floorspace (Retail Goods)	2	3617	1989		£21.75m	1665	927		£5.11m					5282	2916
Retail Services	5													533	0
Vacant	0													0	0
ALL RETAIL GOODS AND SERVICES	7	3617	1989		£21.75m	1665	927		£5.11m					5814	0
<b>ZONE 25 Danestone</b>															
Convenience	1	6657	3329	£11,967	£9.84m	5992	2996	£6,271	£18.79m	666	333	£3,277	£1.09m	13315	6657
Comparison	1	113	74	£8,437	£0.62m									113	74
Total Floorspace (Retail Goods)	3	6771	3402		£40.46m	178	115	£2,991	£0.35m	666	333		£1.09m	13605	6846



TABLE 18:

EXISTING FLOORSPACE AND TURNOVER 2023  
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods			
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m		
<b>ZONE 29S Garthdee</b>																	
Convenience	1	5686	3127	£10,890	£34.06m	7819	4300	£6,252	£26.88m	711	391	£11,146	£4.36m	14216	7819	£65.30m	
	1	4638	2783	£12,803	£35.63m	2706	1623	£7,350	£11.93m	387	232	£13,104	£3.04m	7731	4638	£50.60m	
<i>Total Convenience</i>	2	10325	5911		£69.69m				£38.82m				£7.40m	21947	12457	£115.90m	
Comparison	1					1605	1043	£4,078	£4.26m		623			1605	1043	£4.26m	
	1									1621	1216	£15,386	£18.71m	1621	1216	£18.71m	
	1									12552	10042	£2,683	£26.94m	12552	10042	£26.94m	
<i>Total Comparison</i>	3	0	0		£0.00m	1605	1043			14173	11257		£45.65m	15778	12301	£45.65m	
<b>Total Floorspace (Retail Goods)</b>	<b>5</b>	<b>10325</b>	<b>5911</b>		<b>£69.69m</b>	<b>12130</b>	<b>6967</b>		<b>£38.82m</b>	<b>15270</b>	<b>11880</b>		<b>£53.05m</b>	<b>37725</b>	<b>24758</b>	<b>£161.55m</b>	
Retail Services	0													0			
Vacant	0													0			
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>5</b>	<b>10325</b>	<b>5911</b>		<b>£69.69m</b>	<b>12130</b>	<b>6967</b>		<b>£38.82m</b>	<b>15270</b>	<b>11880</b>		<b>£53.05m</b>	<b>37725</b>	<b>24758</b>	<b>£161.55m</b>	
<b>ZONE 29S Cults</b>																	
Convenience	1	974	633	£14,967	£9.47m	108	70	£8,592	£0.60m					1082	703	£10.08m	
	1	576	375	£12,011	£4.50m									576	375	£4.50m	
	1	69	45	£8,400	£0.38m									69	45	£0.38m	
<i>Total Convenience</i>	3	1619	1052		£14.35m				£0.60m					1727	1123	£15.26m	
Comparison	7					708	460	£3,263	£1.50m					708	460	£1.50m	
<b>Total Floorspace (Retail Goods)</b>	<b>10</b>	<b>1619</b>	<b>1052</b>		<b>£14.35m</b>	<b>816</b>	<b>530</b>		<b>£2.10m</b>					<b>2435</b>	<b>1582</b>	<b>£16.45m</b>	
Retail Services	15													1341			
Vacant	1													125			
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>26</b>	<b>1619</b>	<b>1052</b>		<b>£14.35m</b>	<b>816</b>	<b>530</b>		<b>£2.10m</b>					<b>3900</b>			
<b>ZONE 29S REMAINDER</b>																	
Convenience	1	564	423	£7,144	£3.02m									564	423	£3.02m	
	1	254	165	£9,765	£1.61m									254	165	£1.61m	
	1	499	324	£9,138	£2.96m									499	324	£2.96m	
	9	960	624	£5,630	£3.51m									960	624	£3.51m	
<i>Total Convenience</i>	12	2276	1536		£11.11m									2276	1536	£11.11m	
Comparison	16					1458	948	£1,631	£1.55m	178	116	£1,818	£0.21m	1637	1064	£1.76m	
<b>Total Floorspace (Retail Goods)</b>	<b>28</b>	<b>2276</b>	<b>1536</b>		<b>£11.11m</b>	<b>1458</b>	<b>948</b>		<b>£1.55m</b>	<b>178</b>	<b>116</b>		<b>£0.21m</b>	<b>3913</b>	<b>2600</b>	<b>£12.86m</b>	
Retail Services	26													1801			
Vacant	2													82			
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>56</b>	<b>2276</b>	<b>1536</b>		<b>£11.11m</b>	<b>1458</b>	<b>948</b>		<b>£1.55m</b>	<b>178</b>	<b>116</b>		<b>£0.21m</b>	<b>5795</b>			
<b>ZONE 29S</b>	<b>87</b>	<b>14220</b>	<b>8499</b>		<b>£95.14m</b>	<b>14404</b>	<b>8445</b>		<b>£46.72m</b>	<b>15449</b>	<b>11996</b>		<b>£53.26m</b>	<b>47420</b>			
<b>ZONE 30 Torry</b>																	
Convenience	1	952	619	£6,710	£4.15m									952	619	£4.15m	
	6	654	425	£8,203	£3.49m									654	425	£3.49m	
<i>Total Convenience</i>	7	1607	1044		£7.64m									1607	1044	£7.64m	
Comparison	9					898	584	£5,131	£3.00m	95	62	£3,767	£0.23m	993	646	£3.23m	
<b>Total Floorspace (Retail Goods)</b>	<b>16</b>	<b>1607</b>	<b>1044</b>		<b>£7.64m</b>	<b>898</b>	<b>584</b>		<b>£3.00m</b>	<b>95</b>	<b>62</b>		<b>£0.23m</b>	<b>2600</b>	<b>1690</b>	<b>£10.87m</b>	
Retail Services	26													1806			
Vacant	14													839			
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>56</b>	<b>1607</b>	<b>1044</b>		<b>£7.64m</b>	<b>898</b>	<b>584</b>		<b>£3.00m</b>	<b>95</b>	<b>62</b>		<b>£0.23m</b>	<b>5245</b>			
<b>ZONE 30 Beach Boulevard RP</b>																	
Convenience	1	5092	2801	£9,581	£26.83m	3241	1782	£7,866	£14.02m	926	509	£8,884	£4.52m	9259	5092	£45.38m	
	1	1236	803	£11,337	£9.11m	218	142	£9,308	£1.32m					1454	945	£10.43m	
	1	919	690	£6,285	£4.33m									919	690	£4.33m	
<i>Total Convenience</i>	3	7248	4294		£40.28m				£15.34m				£4.52m	11632	6727	£60.14m	
Comparison	1					367	238	£5,131	£1.22m		509			367	238	£1.22m	
	1									1085	814	£3,867	£3.15m	1085	814	£3.15m	
	1	186	163	£6,005	£0.98m	743	651	£7,585	£4.94m					928	696	£5.92m	
	1					2442	1832	£4,105	£7.52m					2442	1832	£7.52m	
	1					790	514	£4,105	£2.11m					790	514	£2.11m	
	1									3621	2716	£2,608	£7.08m	3621	2716	£7.08m	
<i>Total Comparison</i>	6	186	163		£0.98m	4342	3235		£15.79m	4706	3530		£10.23m	9233	6809	£26.99m	
<b>Total Floorspace (Retail Goods)</b>	<b>9</b>	<b>7433</b>	<b>4457</b>		<b>£41.25m</b>	<b>7800</b>	<b>5159</b>		<b>£31.13m</b>	<b>5632</b>	<b>4039</b>		<b>£14.75m</b>	<b>20866</b>	<b>13536</b>	<b>£87.13m</b>	
Retail Services	1													208			
Vacant	2													930			
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>12</b>	<b>7433</b>	<b>4457</b>		<b>£41.25m</b>	<b>7800</b>	<b>5159</b>		<b>£31.13m</b>	<b>5632</b>	<b>4039</b>		<b>£14.75m</b>	<b>22004</b>			
<b>ZONE 30 Remainder (excl City Centre)</b>																	
Convenience	1	633	411	£8,040	£3.31m									633	411	£3.31m	
	1	368	239	£10,567	£2.53m									368	239	£2.53m	
	1	404	263	£13,168	£3.46m									404	263	£3.46m	
	19	2164	1406	£4,953	£6.97m									2164	1406	£6.97m	
<i>Total Convenience</i>	22	3568	2319		£16.26m									3568	2319	£16.26m	
Comparison	1									1130	848	£4,633	£3.93m	1130	848	£3.93m	
	1									596	447	£1,387	£0.62m	596	447	£0.62m	
	1									473	355	£1,387	£0.49m	473	355	£0.49m	
	25									302	196	£1,449	£0.28m	1950	1268	£2.48m	
<i>Total Comparison</i>	28	0	0		£0.00m	1649	1072	£2,052	£2.20m	2500	1845		£5.32m	4149	2917	£7.52m	
<b>Total Floorspace (Retail Goods)</b>	<b>50</b>	<b>3568</b>	<b>2319</b>		<b>£16.26m</b>	<b>1649</b>	<b>1072</b>		<b>£2.20m</b>	<b>2500</b>	<b>1845</b>		<b>£5.32m</b>	<b>7717</b>	<b>5075</b>	<b>£23.78m</b>	
Retail Services	86													6706			
Vacant	11													1206			
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>147</b>	<b>3568</b>	<b>2319</b>		<b>£16.26m</b>	<b>1649</b>	<b>1072</b>		<b>£2.20m</b>	<b>2500</b>	<b>1845</b>		<b>£5.32m</b>	<b>15628</b>			
<b>ZONE 30</b>	<b>215</b>	<b>12608</b>	<b>7820</b>		<b>£65.15m</b>	<b>10347</b>	<b>6814</b>		<b>£36.32m</b>	<b>8227</b>	<b>5945</b>		<b>£20.31m</b>	<b>42877</b>			
<b>ZONE 31 Portlethen Centre</b>																	
Convenience	1	6504	3577	£8,853	£31.67m	2836	1560	£5,485	£8.55m	1500	825	£4,642	£3.83m	10839	5962	£44.05m	
	1	1641	1147	£10,476	£12.02m	410	287	£6,491	£1.86m					2052	1434	£13.88m	
	1	277	180	£6,829	£1.23m									277	180	£1.23m	
<i>Total Convenience</i>	3	8422	4904		£44.91m				£10.42m				£3.83m	13168	7576	£59.16m	
Comparison	1					1256	942	£5,289	£4.98m	300	225	£4,476	£1.01m	1945	1458	£7.61m	
	1					1145	859	£2,566	£2.20m	350	263	£2,172					



**TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>CITY CENTRE (ZONES 26, 27 &amp; 30)</b>																
<b>Convenience</b>																
		<b>Supermarkets</b>														
	1	1469	882	£4,442	£3.92m	77	46	£7,512	£0.35m					1547	928	£4.26m
	1	345	224	£7,276	£1.63m									345	224	£1.63m
	1	671	436	£7,276	£3.17m									671	436	£3.17m
	1	665	432	£5,839	£2.52m									665	432	£2.52m
	1	441	287	£5,839	£1.67m									441	287	£1.67m
	1	401	260	£3,324	£0.87m									401	260	£0.87m
	42	7012	4558	£4,981	£22.70m									7012	4558	£22.70m
		<b>Other Convenience</b>														
	66	16582	10778	£4,981	£53.69m									16582	10778	£53.69m
	3	651	423	£4,981	£2.11m									651	423	£2.11m
	2	442	287	£4,981	£1.43m									442	287	£1.43m
	1	172	112	£4,981	£0.56m									172	112	£0.56m
		<b>Union Square</b>														
		<i>Trinity</i>														
		<i>M&amp;S</i>														
		<i>Others</i>														
	47	15318	9957	£4,981	£49.60m									15318	9957	£49.60m
	<b>114</b>	<b>44168</b>	<b>28636</b>		<b>£143.87m</b>	<b>77</b>	<b>46</b>		<b>£0.35m</b>				<b>44245</b>	<b>28682</b>	<b>£144.22m</b>	
<b>Comparison</b>																
		<b>Bon Accord + St Nicholas</b>														
	36					22452	14594	£7,008	£102.27m	231	173	£8,095	£1.40m	22683	14767	£103.67m
	0													0	0	£0.00m
		<b>Union Square</b>														
		<i>M&amp;S</i>														
	1	500	325	£4,863	£1.58m	1978	1286	£8,224	£10.57m					2478	1611	£12.15m
	1					1897	1423	£7,008	£9.97m	335	251	£8,095	£2.03m	2232	1674	£12.00m
	39					20667	13434	£7,008	£94.14m	2350	1763	£8,095	£14.27m	23017	15196	£108.41m
		<i>Others</i>														
	14					5927	3852	£7,008	£27.00m					5927	3852	£27.00m
	1					352	229	£7,008	£1.60m					352	229	£1.60m
		<b>Trinity Academy</b>														
		<b>Market (open for 2028)</b>														
		301	271	£5,826	£1.58m	1708	1537	£4,380	£6.73m					2009	1808	£8.31m
		<b>Other Major Units</b>														
		<b>MARKS &amp; SPENCER</b>														
	1	2064	1341	£4,863	£6.52m	6191	4024	£8,224	£33.09m	2064	1341	£13,413	£17.99m	10318	6707	£57.61m
	1					11849	7702	£3,881	£29.89m					11849	7702	£29.89m
	169					41560	27014	£7,008	£189.31m	6288	4087	£8,095	£33.09m	47848	31101	£222.40m
	<b>263</b>	<b>2865</b>	<b>1938</b>		<b>£9.68m</b>	<b>114580</b>	<b>75094</b>		<b>£504.94m</b>	<b>11267</b>	<b>7615</b>		<b>£68.78m</b>	<b>128712</b>	<b>84647</b>	<b>£583.40m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>377</b>	<b>47033</b>	<b>30573</b>		<b>£163.55m</b>	<b>114658</b>	<b>75140</b>		<b>£505.28m</b>	<b>11267</b>	<b>7615</b>		<b>£68.78m</b>	<b>172958</b>	<b>113329</b>	<b>£727.62m</b>
<b>Retail Services</b>	<b>503</b>													<b>93729</b>		
<b>Vacant</b>	<b>110</b>													<b>39240</b>	<b>12.8%</b>	
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>990</b>	<b>47033</b>	<b>30573</b>		<b>£153.55m</b>	<b>114658</b>	<b>75140</b>		<b>£505.28m</b>	<b>11267</b>	<b>7615</b>		<b>£68.78m</b>	<b>305927</b>		<b>£727.62m</b>
<b>CITY CENTRE</b>	<b>990</b>	<b>47033</b>	<b>30573</b>		<b>£153.55m</b>	<b>114658</b>	<b>75140</b>		<b>£505.28m</b>	<b>11267</b>	<b>7615</b>		<b>£68.78m</b>	<b>305927</b>		
<b>ZONE 1+3 Aboyne Town Centre</b>																
<b>Convenience</b>																
	1	941	565	£7,275	£4.11m	105	63	£4,124	£0.26m					1046	628	£4.37m
	4	342	222	£6,687	£1.49m									342	222	£1.49m
		<b>Total Convenience</b>														
	5	1283	787		£5.60m	105	63		£0.26m					1388	850	£5.85m
<b>Comparison</b>																
	7					1316	855	£2,565	£2.19m	100	65	£4,337	£0.28m	1416	920	£2.48m
<b>Total Floorspace (Retail Goods)</b>	<b>12</b>	<b>1283</b>	<b>787</b>		<b>£5.60m</b>	<b>1420</b>	<b>918</b>		<b>£2.45m</b>	<b>100</b>	<b>65</b>		<b>£0.28m</b>	<b>2804</b>	<b>1770</b>	<b>£8.33m</b>
<b>Retail Services</b>	<b>16</b>													<b>1214</b>		
<b>Vacant</b>	<b>1</b>													<b>60</b>		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>29</b>	<b>1283</b>	<b>787</b>		<b>£5.60m</b>	<b>1420</b>	<b>918</b>		<b>£2.45m</b>	<b>100</b>	<b>65</b>		<b>£0.28m</b>	<b>4077</b>		
<b>ZONE 1+3 Ballater Town Centre</b>																
<b>Convenience</b>																
	1	678	407	£7,275	£2.96m	36	21	£4,124	£0.09m					714	428	£3.05m
	5	500	325	£6,687	£2.18m									500	325	£2.18m
		<b>Total Convenience</b>														
	6	1178	732		£5.13m				£0.09m					1178	732	£5.22m
<b>Comparison</b>																
	21					1963	1276	£2,565	£3.27m					1963	1276	£3.27m
<b>Total Floorspace (Retail Goods)</b>	<b>27</b>	<b>1178</b>	<b>732</b>		<b>£5.13m</b>	<b>1963</b>	<b>1276</b>		<b>£3.36m</b>					<b>3141</b>	<b>2008</b>	<b>£8.49m</b>
<b>Retail Services</b>	<b>19</b>													<b>1949</b>		
<b>Vacant</b>	<b>1</b>													<b>25</b>		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>47</b>	<b>1178</b>	<b>732</b>		<b>£5.13m</b>	<b>1963</b>	<b>1276</b>		<b>£3.36m</b>					<b>5114</b>		
<b>ZONE 1+3 Braemar Town Centre</b>																
<b>Convenience</b>																
	1	269	161	£7,275	£1.17m									269	161	£1.17m
	3	335	217	£6,687	£1.45m									335	217	£1.45m
		<b>Total Convenience</b>														
	4	603	379		£2.63m									603	379	£2.63m
<b>Comparison</b>																
	12					1989	1293	£2,565	£3.32m					1989	1293	£3.32m
<b>Total Floorspace (Retail Goods)</b>	<b>16</b>	<b>603</b>	<b>379</b>		<b>£2.63m</b>	<b>1989</b>	<b>1293</b>		<b>£3.32m</b>					<b>2592</b>	<b>1671</b>	<b>£5.94m</b>
<b>Retail Services</b>	<b>6</b>													<b>434</b>		
<b>Vacant</b>	<b>1</b>													<b>83</b>		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>23</b>	<b>603</b>	<b>379</b>		<b>£2.63m</b>	<b>1989</b>	<b>1293</b>		<b>£3.32m</b>					<b>3110</b>		
<b>ZONE 1+3 Remainder</b>																
<b>Convenience</b>																
	2	279	181	£4,114	£0.75m									279	181	£0.75m
<b>Comparison</b>																
	7					471	306	£962	£0.29m	23	15	£1,807	£0.03m	494	321	£0.32m
<b>Total Floorspace (Retail Goods)</b>	<b>9</b>	<b>279</b>	<b>181</b>		<b>£0.75m</b>	<b>471</b>	<b>306</b>		<b>£0.29m</b>	<b>23</b>	<b>15</b>		<b>£0.03m</b>	<b>773</b>	<b>503</b>	<b>£1.07m</b>
<b>Retail Services</b>	<b>5</b>													<b>377</b>		
<b>Vacant</b>	<b>1</b>													<b>55</b>		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>15</b>	<b>279</b>	<b>181</b>		<b>£0.75m</b>	<b>471</b>	<b>306</b>		<b>£0.29m</b>	<b>23</b>	<b>15</b>		<b>£0.03m</b>	<b>1205</b>		
<b>CITY CENTRE</b>	<b>114</b>	<b>3344</b>	<b>2079</b>		<b>£14.10m</b>	<b>5843</b>	<b>3792</b>		<b>£9.42m</b>	<b>123</b>	<b>80</b>		<b>£0.31m</b>	<b>13506</b>		
<b>ZONE 2 Alford Town Centre</b>																
<b>Convenience</b>																
	1	730	475	£11,878	£5.64m	38	25	£4,496	£0.11m					769	500	£5.75m
	4	402	261	£10,919	£2.85m									402	261	£2.85m
		<b>Total Convenience</b>														
	5	1132	736		£8.49m	38	25		£0.11m					1171	761	£8.60m
<b>Comparison</b>																
	12					1110	722	£2,796	£2.02m	102	66	£2,105	£0.14m	1212	788	£2.16m
<b>Total Floorspace (Retail Goods)</b>	<b>17</b>	<b>1132</b>	<b>736</b>		<b>£8.49m</b>	<b>1149</b>	<b>747</b>		<b>£2.13m</b>	<b>102</b>	<b>66</b>		<b>£0.14m</b>	<b>2382</b>	<b>1549</b>	<b>£10.76m</b>
<b>Retail Services</b>	<b>13</b>													<b>2027</b>		
<b>Vacant</b>	<b>1</b>													<b>162</b>		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>31</b>	<b>1132</b>	<b>736</b>		<b>£8.49m</b>	<b>1149</b>	<b>747</b>		<b>£2.13m</b>	<b>102</b>	<b>66</b>		<b>£0.14m</b>	<b>4572</b>		
<b>ZONE 2 Remainder</b>																
<b>Convenience</b>																
	1	167	108	£6,718	£0.73m									167	108	£0.73m
<b>Comparison</b>																
	2					91	59	£1,049	£0.06m	293	191	£877	£0.17m	384	250	£0.23m
<b>Total Floorspace (Retail Goods)</b>	<b>3</b>	<b>167</b>	<b>108</b>		<b>£0.73m</b>	<b>91</b>	<b>59</b>		<b>£0.06m</b>	<b>293</b>	<b>191</b>					

**TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	
<b>ZONE 6 Turriff TC</b>																
Convenience																
	1	697	418	£6,445	£2.70m	37	22	£3,241	£0.07m					734	440	£2.77m
	1	1180	767	£8,404	£6.44m	131	85	£4,226	£0.36m					1311	852	£6.80m
	9	773	502	£6,576	£3.30m									773	502	£3.30m
	11	2650	1688		£12.44m		168	107	£0.43m					2818	1795	£12.88m
Comparison	28					5907	3839	£2,520	£9.67m	372	242	£4,468	£1.08m	6279	4081	£10.75m
Total Floorspace (Retail Goods)	39	2650	1688		£12.44m	6075	3947		£10.11m	372	242		£1.08m	9097	5876	£23.63m
Retail Services	33													3867		
Vacant	3													211		
ALL RETAIL GOODS AND SERVICES	75	2650	1688		£12.44m	6075	3947		£10.11m	372	242		£1.08m	13174		
<b>ZONE 6 Aberchirder</b>																
Convenience																
	1	314	204	£6,445	£1.32m									314	204	£1.32m
	1	111	72	£4,948	£0.36m									111	72	£0.36m
	2	425	276		£1.67m									425	276	£1.67m
Comparison	2					184	120	£1,512	£0.18m					184	120	£0.18m
Total Floorspace (Retail Goods)	4	425	276		£1.67m	184	120		£0.18m					609	396	£1.85m
Retail Services	4													509		
Vacant	2													205		
ALL RETAIL GOODS AND SERVICES	10	425	276		£1.67m	184	120		£0.18m					1323		
<b>ZONE 6</b>																
	85	3075	1964		£14.12m	6259	4066		£10.29m	372	242		£1.08m	14497		
<b>ZONE 7 Banff TC</b>																
Convenience																
	1	1189	773	£8,009	£6.19m	132	86	£6,707	£0.58m					1322	859	£6.77m
	1	1856	1206	£6,142	£7.41m	327	213	£5,144	£1.09m					2183	1419	£7.43m
	9	1823	1185	£6,267	£7.43m									1823	1185	£7.43m
	11	4868	3164		£21.03m		460	299	£1.67m					5327	3463	£22.70m
Comparison	27					2225	1446	£3,999	£5.78m	2887	1877	£2,263	£4.25m	5112	3323	£10.03m
Total Floorspace (Retail Goods)	38	4868	3164		£21.03m	2684	1745		£7.45m	2887	1877		£4.25m	10440	6786	£32.72m
Retail Services	39													9662		
Vacant	25													2261		
ALL RETAIL GOODS AND SERVICES	102	4868	3164		£21.03m	2684	1745		£7.45m	2887	1877		£4.25m	22363		
<b>ZONE 7 Macduff TC</b>																
Convenience																
Comparison	4	696	453	£5,646	£2.56m									696	453	£2.56m
Total Floorspace (Retail Goods)	10					647	420	£3,199	£1.34m	667	434	£1,566	£0.68m	1314	854	£2.02m
Retail Services	14	696	453		£2.56m	647	420		£1.34m	667	434		£0.68m	2010	1307	£4.58m
Vacant	23													2086		
ALL RETAIL GOODS AND SERVICES	42	696	453		£2.56m	647	420		£1.34m	667	434		£0.68m	4665		
<b>ZONE 7 Portsoy TC</b>																
Convenience																
	1	372	242	£6,142	£1.49m									372	242	£1.49m
	2	88	57	£5,646	£0.32m									88	57	£0.32m
	3	460	299		£1.81m		0	0						460	299	£1.81m
Comparison	5					281	182	£3,199	£0.58m	302	196	£1,566	£0.31m	583	379	£0.89m
Total Floorspace (Retail Goods)	8	460	299		£1.81m	281	182		£0.58m	302	196		£0.31m	1042	677	£4.50m
Retail Services	12													1049		
Vacant	1													26		
ALL RETAIL GOODS AND SERVICES	21	460	299		£1.81m	281	182		£0.58m	302	196		£0.31m	2117		
<b>ZONE 7 Remainder</b>																
Convenience																
	1	1505	1052	£8,661	£9.11m		376	226	£7,253					1881	1315	£10.75m
	3	195	127	£3,474	£0.44m									195	127	£0.44m
	4	195	1179		£9.55m									2076	1442	£11.19m
Comparison	4					82	53	£1,200	£0.06m	127	82	£653	£0.05m	209	136	£0.12m
Total Floorspace (Retail Goods)	8	195	1179		£9.55m	458	279		£1.70m	127	82		£0.05m	2285	1577	£11.31m
Retail Services	5													593		
Vacant	2													130		
ALL RETAIL GOODS AND SERVICES	15	195	1179		£9.55m	458	279		£1.70m	127	82		£0.05m	3008		
<b>ZONE 7</b>																
	180	6219	5094		£34.94m	4070	2626		£11.08m	3984	2589		£5.29m	32153		
<b>ZONE 8 includes Cumniestown &amp; New Deer</b>																
Convenience																
Comparison	2	356	231	£5,142	£1.19m									356	231	£1.19m
Total Floorspace (Retail Goods)	4					166	108	£102	£0.01m	590	383	£528	£0.20m	755	491	£0.21m
Retail Services	6	356	231		£1.19m	166	108		£0.01m	590	383		£0.20m	1111	722	£1.40m
Vacant	6													340		
ALL RETAIL GOODS AND SERVICES	12	356	231		£1.19m	166	108		£0.01m	590	383		£0.20m	1451		
<b>ZONE 8</b>																
	12	356	231		£1.19m	166	108		£0.01m	590	383		£0.20m	1451		
<b>ZONE 9 includes Rothienorman and Fyvie</b>																
Convenience																
Comparison	4	787	511	£3,032	£1.55m									787	511	£1.55m
Total Floorspace (Retail Goods)	2					113	74	£105	£0.01m					113	74	£0.01m
Retail Services	6	787	511		£1.55m	113	74		£0.01m					900	585	£1.56m
Vacant	9													476		
ALL RETAIL GOODS AND SERVICES	18	787	511		£1.55m	113	74		£0.01m					1523		
<b>ZONE 9</b>																
	18	787	511		£1.55m	113	74		£0.01m	0	0		£0.00m	1523		
<b>ZONE 10 Fraserburgh Town Centre</b>																
Convenience																
	1	1109	832	£5,053	£4.20m									1109	832	£4.20m
	1	349	261	£4,837	£1.26m									349	261	£1.26m
	13	1888	1416	£6,595	£9.34m									1888	1416	£6.59m
	15	3346	2510		£14.81m									3346	2510	£14.81m
Comparison	60					6045	3929	£3,064	£12.04m	6110	3971	£2,751	£10.92m	12154	7900	£22.96m
Total Floorspace (Retail Goods)	75	3346	2510		£14.81m	6045	3929		£12.04m	6110	3971		£10.92m	15500	10410	£37.77m
Retail Services	87													3139		
Vacant	16													853		
ALL RETAIL GOODS AND SERVICES	178	3346	2510		£14.81m	6045	3929		£12.04m	6110	3971		£10.92m	19491		
<b>ZONE 10 Fraserburgh South Harbour Road area</b>																
Convenience																
	1	4223	2745	£8,428	£23.14m	1810	1176	£5,139	£6.05m					6033	3922	£29.18m
	1	1320	1029	£5,302	£5.45m	330	257	£3,233	£0.83m					1650	1286	£6.73m
	1					834	542	£9,191	£4.98m					834	542	£4.98m
	1									380	285	£1,562	£0.44m			
	4	5543	3774		£28.59m	2974	1976		£11.86m	380	285		£0.44m	8517	5750	£40.90m
Comparison																
Total Floorspace (Retail Goods)	4	5543	3774		£28.59m	2974	1976		£11.86m	380	285		£0.44m	8517		
Retail Services																
Vacant																
ALL RETAIL GOODS AND SERVICES	4	5543	37													



**TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>ZONE 16 Inverurie TC</b>																
Convenience																
	1	3481	2263	£13,291	£30.07m	2321	1509	£8,910	£13.44m				5802	3771	£43.51m	
	1	1206	843	£14,373	£12.12m	301	211	£9,635	£2.03m				1507	1054	£14.15m	
	1	1042	729	£11,158	£8.14m	55	38	£7,480	£0.29m				1096	768	£8.42m	
	1	1067	869	£8,361	£7.26m	267	217	£5,605	£1.22m				1333	1086	£8.48m	
	1	1347	1153	£7,627	£8.79m								1347	1153	£8.79m	
	1	699	559	£7,968	£4.45m								699	559	£4.45m	
	16	1923	1250	£10,399	£13.00m								1923	1250	£13.00m	
	22	10764	7665		£83.83m	2944	1975		£16.98m				13708	9640	£100.81m	
Comparison																
	57					9702	6306	£5,312	£33.50m	7477	5608	£4,009	£22.48m	17179	11914	£55.98m
	1					1333	666	£15,935	£10.62m					1333	666	£10.62m
	1									385	289	£4,930	£1.42m	385	289	£1.42m
	1					581	436	£5,312	£2.31m					581	436	£2.31m
	1									809	607	£4,115	£2.50m	809	607	£2.50m
	1													822	616	£4.81m
	1	164	123	£7,613	£0.94m	657	493	£7,852	£3.87m					822	616	£4.81m
	1									2627	1970	£1,455	£2.87m	2627	1970	£2.87m
	1									1224	918	£13,050	£11.98m	1224	918	£11.98m
	1													2627	1970	£2.87m
	1													1224	918	£11.98m
	64	164	123		£0.94m	12273	7901		£50.30m	12522	9391	£41.25m	£41.25m	24959	17416	£92.49m
<b>Total Floorspace (Retail Goods)</b>	<b>86</b>	<b>10928</b>	<b>7789</b>		<b>£84.77m</b>	<b>15217</b>	<b>9876</b>		<b>£67.28m</b>	<b>12522</b>	<b>9391</b>	<b>£41.25m</b>	<b>£41.25m</b>	<b>38667</b>	<b>27056</b>	<b>£193.30m</b>
Retail Services	68													9281		
Vacant	6													614		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>160</b>	<b>10928</b>	<b>7789</b>		<b>£84.77m</b>	<b>15217</b>	<b>9876</b>		<b>£67.28m</b>	<b>12522</b>	<b>9391</b>	<b>£41.25m</b>	<b>£41.25m</b>	<b>48542</b>		
<b>ZONE 16 Kemnay TC</b>																
Convenience																
	1	559	364	£10,192	£3.71m								559	364	£3.71m	
	5	689	448	£9,369	£4.20m								689	448	£4.20m	
	6	1248	811		£7.90m								1248	811	£10.00m	
Comparison																
	3					276	180	£4,249	£0.76m				276	180	£0.76m	
<b>Total Floorspace (Retail Goods)</b>	<b>9</b>	<b>1248</b>	<b>811</b>		<b>£7.90m</b>	<b>276</b>	<b>180</b>		<b>£0.76m</b>				<b>1525</b>	<b>991</b>	<b>£8.66m</b>	
Retail Services	11												1005			
Vacant	1												26			
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>21</b>	<b>1248</b>	<b>811</b>		<b>£7.90m</b>	<b>276</b>	<b>180</b>		<b>£0.76m</b>				<b>2556</b>			
<b>ZONE 16 Remainder</b>																
Convenience																
	1	2784	1448	£10,891	£15.77m	696	362	£7,301	£2.64m	5944	4755	£1,156	£5.50m	3480	1810	£18.41m
Comparison																
	1													5944	4755	£5.50m
	2					339	204	£1,593	£0.32m					339	204	£0.32m
	3									5944	4755			6283	4959	£5.82m
	4	2784	1448		£15.77m	1035	566		£2.97m	5944	4755			9763	6768	£24.23m
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>2784</b>	<b>1448</b>		<b>£15.77m</b>	<b>1035</b>	<b>566</b>		<b>£2.97m</b>	<b>5944</b>	<b>4755</b>			<b>9763</b>	<b>6768</b>	<b>£24.23m</b>
Retail Services	5													720		
Vacant																
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>9</b>	<b>2784</b>	<b>1448</b>		<b>£15.77m</b>	<b>1035</b>	<b>566</b>		<b>£2.97m</b>	<b>5944</b>	<b>4755</b>			<b>10484</b>		
<b>ZONE 16</b>																
	190	14960	10048		£108.44m	16529	10621		£71.01m	18466	14147			61581		
<b>ZONE 17</b>																
<i>includes Torphins &amp; Lumphanan</i>																
Convenience																
	5	935	608	£4,661	£2.83m								935	608	£2.83m	
Comparison																
	1					123	80	£181	£0.01m	5207	3384	£304	£1.03m	5329	3464	£1.04m
<b>Total Floorspace (Retail Goods)</b>	<b>2</b>	<b>935</b>	<b>608</b>		<b>£2.83m</b>	<b>123</b>	<b>80</b>		<b>£0.01m</b>	<b>5207</b>	<b>3384</b>			<b>6265</b>	<b>4072</b>	<b>£3.88m</b>
Retail Services	10													1161		
Vacant																
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>12</b>	<b>935</b>	<b>608</b>		<b>£2.83m</b>	<b>123</b>	<b>80</b>		<b>£0.01m</b>	<b>5207</b>	<b>3384</b>			<b>7426</b>		
<b>ZONE 17</b>																
	12	935	608		£2.83m	123	80		£0.01m	5207	3384			7426		
<b>ZONE 18 Westhill Town Centre</b>																
Convenience																
	1	1425	855	£9,537	£8.15m	75	195	£5,154	£1.01m				1500	1050	£9.16m	
	1	1343	873	£12,285	£10.73m	336	218	£6,639	£1.45m				1679	1091	£12.17m	
	3	456	274	£8,008	£2.19m								456	274	£2.19m	
	5	3224	2002		£21.07m								3635	2415	£23.53m	
Comparison																
	1	183	128	£6,507	£0.83m	732	512	£5,410	£2.77m				915	640	£3.60m	
	8					658	427	£2,928	£1.25m	80	52	£1,494	£0.08m	738	479	£1.33m
	9	183	128		£0.83m	1389	940		£4.02m	80	52			1652	1120	£4.93m
<b>Total Floorspace (Retail Goods)</b>	<b>14</b>	<b>3407</b>	<b>2130</b>		<b>£21.90m</b>	<b>1800</b>	<b>1353</b>		<b>£6.48m</b>	<b>80</b>	<b>52</b>			<b>5287</b>	<b>3535</b>	<b>£28.46m</b>
Retail Services	16													1803		
Vacant	6													780		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>36</b>	<b>3407</b>	<b>2130</b>		<b>£21.90m</b>	<b>1800</b>	<b>1353</b>		<b>£6.48m</b>	<b>80</b>	<b>52</b>			<b>7871</b>		
<b>ZONE 18 Remainder</b>																
Convenience																
	2	1186	771	£4,927	£3.80m								1186	771	£3.80m	
	1	3438	2501	£11,360	£28.41m	1228	697	£6,139	£4.28m	246	375	£5,570	£2.09m	4911	3573	£34.78m
	3	4624	3272		£32.21m					246	375			6097	4344	£38.58m
Comparison																
	1	4077	2650	£6,688	£17.72m	3495	2621	£2,196	£5.76m	4077	2650	£1,162	£3.08m	11648	7921	£26.56m
	1									2536	2282	£1,225	£2.80m	2536	2282	£2.80m
	1	4077	2650		£17.72m					4077	2650			11648	7921	£26.56m
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>8701</b>	<b>5922</b>		<b>£49.93m</b>	<b>4722</b>	<b>3318</b>		<b>£10.03m</b>	<b>4322</b>	<b>3025</b>			<b>17746</b>	<b>12265</b>	<b>£65.13m</b>
Retail Services	2													536		
Vacant																
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>6</b>	<b>8701</b>	<b>5922</b>		<b>£49.93m</b>	<b>4722</b>	<b>3318</b>		<b>£10.03m</b>	<b>4322</b>	<b>3025</b>			<b>18282</b>		
<b>ZONE 18</b>																
	42	12108	8052		£71.84m	6522	4671		£16.51m	4402	3077			26152		
<b>ZONE 19 Banchory TC</b>																
Convenience																
	7	531	345	£7,930	£2.74m								531	345	£2.74m	
Comparison																
	29					3888	2527	£2,735	£6.91m	584	380	£3,738				

**TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	
<b>ZONE 21 Stonehaven TC</b>																
Convenience	13	1624	1055	£8,568	£9.04m											
Comparison	41					3580	2327	£4,354	£10.13m	638	414	£4,309	£1.79m	1624	1055	£9.04m
<b>Total Floorspace (Retail Goods)</b>	<b>54</b>	<b>1624</b>	<b>1055</b>		<b>£9.04m</b>	<b>3580</b>	<b>2327</b>		<b>£10.13m</b>	<b>638</b>	<b>414</b>		<b>£1.79m</b>	<b>4218</b>	<b>2742</b>	<b>£11.92m</b>
Retail Services	66													5369		
Vacant	4													232		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>124</b>	<b>1624</b>	<b>1055</b>		<b>£9.04m</b>	<b>3580</b>	<b>2327</b>		<b>£10.13m</b>	<b>638</b>	<b>414</b>		<b>£1.79m</b>	<b>11442</b>		
<b>ZONE 21 Remainder Stonehaven</b>																
Convenience	1	1417	850	£8,397	£7.14m	157	94	£5,601	£0.53m					1574	945	£7.67m
Comparison	5	599	390	£4,749	£1.85m									599	390	£1.85m
<i>Ury Estate - not committed</i>														2174	1334	£9.52m
<i>Other Convenience</i>						157	94		£0.53m					115	75	£0.10m
<b>Total Convenience</b>	<b>6</b>	<b>2016</b>	<b>1240</b>		<b>£8.99m</b>	<b>115</b>	<b>75</b>	<b>£1,306</b>	<b>£0.10m</b>					<b>2288</b>	<b>1409</b>	<b>£9.61m</b>
Comparison	4													1079		
<b>Total Floorspace (Retail Goods)</b>	<b>10</b>	<b>2016</b>	<b>1240</b>		<b>£8.99m</b>	<b>115</b>	<b>75</b>		<b>£0.10m</b>					<b>1158</b>		
Retail Services	15													198		
Vacant	0													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>25</b>	<b>2016</b>	<b>1240</b>		<b>£8.99m</b>	<b>272</b>	<b>169</b>		<b>£0.63m</b>					<b>3367</b>		
<b>ZONE 21</b>	<b>149</b>	<b>3640</b>	<b>2295</b>		<b>£18.03m</b>	<b>3852</b>	<b>2496</b>		<b>£10.76m</b>	<b>638</b>	<b>414</b>		<b>£1.79m</b>	<b>14809</b>		
<b>ZONE 22 Laurencekirk TC</b>																
Convenience	1	649	422	£6,243	£2.63m									649	422	£2.63m
Comparison	3	348	226	£5,739	£1.30m									348	226	£1.30m
<i>Scotmid</i>														997	648	£3.93m
<i>Others</i>						713	464	£2,910	£1.35m	47	31	£4,813	£0.15m	760	494	£1.50m
<b>Total Convenience</b>	<b>4</b>	<b>997</b>	<b>648</b>		<b>£3.93m</b>	<b>713</b>	<b>464</b>		<b>£1.35m</b>	<b>47</b>	<b>31</b>		<b>£0.15m</b>	<b>1757</b>	<b>1142</b>	<b>£5.43m</b>
Comparison	9													1158		
<b>Total Floorspace (Retail Goods)</b>	<b>13</b>	<b>997</b>	<b>648</b>		<b>£3.93m</b>	<b>713</b>	<b>464</b>		<b>£1.35m</b>	<b>47</b>	<b>31</b>		<b>£0.15m</b>	<b>1158</b>		
Retail Services	22													198		
Vacant	3													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>38</b>	<b>997</b>	<b>648</b>		<b>£3.93m</b>	<b>713</b>	<b>464</b>		<b>£1.35m</b>	<b>47</b>	<b>31</b>		<b>£0.15m</b>	<b>3114</b>		
<b>ZONE 22 Inverbervie TC</b>																
Convenience	1	449	292	£6,243	£1.82m									449	292	£1.82m
Comparison	3	349	227	£4,792	£1.09m									349	227	£1.09m
<i>Scotmid</i>														798	519	£2.91m
<i>Others</i>						1179	766	£2,182	£1.67m	1179	766			1179	766	£1.67m
<b>Total Convenience</b>	<b>4</b>	<b>798</b>	<b>519</b>		<b>£2.91m</b>	<b>1179</b>	<b>766</b>		<b>£1.67m</b>	<b>1179</b>	<b>766</b>			<b>1977</b>	<b>1285</b>	<b>£4.58m</b>
Comparison	5													582		
<b>Total Floorspace (Retail Goods)</b>	<b>9</b>	<b>798</b>	<b>519</b>		<b>£2.91m</b>	<b>1179</b>	<b>766</b>		<b>£1.67m</b>	<b>1179</b>	<b>766</b>			<b>1532</b>		
Retail Services	8													41		
Vacant	1													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>18</b>	<b>798</b>	<b>519</b>		<b>£2.91m</b>	<b>1179</b>	<b>766</b>		<b>£1.67m</b>	<b>1179</b>	<b>766</b>			<b>2580</b>		
<b>ZONE 22 Remainder</b> <i>includes fettercairn, St Cyrus, Johnshaven &amp; Gourdon</i>																
Convenience	8	1924	1250	£3,531	£4.41m									1924	1250	£4.41m
Comparison	2					164	106	£1,091	£0.12m					164	106	£0.12m
<b>Total Floorspace (Retail Goods)</b>	<b>10</b>	<b>1924</b>	<b>1250</b>		<b>£4.41m</b>	<b>164</b>	<b>106</b>		<b>£0.12m</b>					<b>2087</b>	<b>1357</b>	<b>£4.53m</b>
Retail Services	10													842		
Vacant	1													36		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>21</b>	<b>1924</b>	<b>1250</b>		<b>£4.41m</b>	<b>164</b>	<b>106</b>		<b>£0.12m</b>					<b>2965</b>		
<b>ZONE 22</b>	<b>77</b>	<b>3719</b>	<b>2417</b>		<b>£11.26m</b>	<b>2056</b>	<b>1336</b>		<b>£3.14m</b>	<b>47</b>	<b>31</b>		<b>£0.15m</b>	<b>8660</b>		
<b>ZONE 23 Bridge of Don Retail Park</b>																
Convenience	1	1484	964	£7,355	£7.09m									1484	964	£7.09m
Comparison	1									1043	782	£5,809	£4.55m	1043	782	£4.55m
<i>M&amp;S Foodhall</i>										727	545	£1,520	£0.83m	727	545	£0.83m
<i>Pets @ Home</i>														1238	929	£1.16m
<i>Carpetright</i>														3008	2256	£2.83m
<i>Home Bargains</i>						990	743	£9,100	£6.76m	1770	1328	£5,377	£4.15m	4492	3221	£4.15m
<b>Total Comparison</b>	<b>3</b>	<b>248</b>	<b>186</b>	<b>£5,018</b>	<b>£0.93m</b>	<b>990</b>	<b>743</b>	<b>£9,100</b>	<b>£6.76m</b>	<b>1770</b>	<b>1328</b>	<b>£5,377</b>	<b>£4.15m</b>	<b>4492</b>	<b>3221</b>	<b>£4.15m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>1731</b>	<b>1150</b>		<b>£8.03m</b>	<b>990</b>	<b>743</b>		<b>£6.76m</b>	<b>1770</b>	<b>1328</b>		<b>£5.37m</b>	<b>4922</b>	<b>3221</b>	<b>£4.15m</b>
Retail Services	1													168		
Vacant	1													1532		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>6</b>	<b>1731</b>	<b>1150</b>		<b>£8.03m</b>	<b>990</b>	<b>743</b>		<b>£6.76m</b>	<b>1770</b>	<b>1328</b>		<b>£5.37m</b>	<b>6193</b>		
<b>ZONE 23 Denmore Road</b>																
Convenience	1									475	356	£3,213	£1.14m	475	356	£1.14m
Comparison	1									6581	5264	£2,196	£1.56m	6581	5264	£1.56m
<i>Screwfix</i>										4179	3134	£3,213	£1.07m	4179	3134	£1.07m
<i>Sterling Furniture</i>														11235	8755	£22.77m
<i>B&amp;Q</i>														153		
<b>Total Comparison</b>	<b>3</b>									<b>11235</b>	<b>8755</b>		<b>£22.77m</b>	<b>11235</b>	<b>8755</b>	<b>£22.77m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>3</b>									<b>11235</b>	<b>8755</b>		<b>£22.77m</b>	<b>11388</b>		
Retail Services	1													0		
Vacant	1													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>4</b>									<b>11235</b>	<b>8755</b>		<b>£22.77m</b>	<b>11388</b>		
<b>Zone 23 Remainder</b>																
Convenience	3	245	160	£4,139	£0.66m									245	160	£0.66m
Comparison	3													245	160	£0.66m
<b>Total Floorspace (Retail Goods)</b>	<b>3</b>	<b>245</b>	<b>160</b>		<b>£0.66m</b>									<b>245</b>	<b>160</b>	<b>£0.66m</b>
Retail Services	8													1227		
Vacant	0													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>11</b>	<b>245</b>	<b>160</b>		<b>£0.66m</b>									<b>1473</b>		
<b>ZONE 23</b>	<b>21</b>	<b>1977</b>	<b>1310</b>		<b>£8.69m</b>	<b>990</b>	<b>743</b>		<b>£6.76m</b>	<b>13005</b>	<b>10083</b>		<b>£28.15m</b>	<b>19053</b>		
<b>ZONE 24N Dyce District Centre (ASDA)</b>																
Convenience	1	4810	2645	£12,166	£32.18m	3061	1683	£6,428	£10.82m	874	481	£18,868	£9.08m	8745	4810	£52.08m
Comparison	3	4810	2645	£32.18m		523	340	£7,629	£2.59m	874	481	£18,868	£9.08m	8745	4810	£52.08m
<i>ASDA</i>														533	340	£2.59m
<i>Other Comparison</i>						3583	2023	£7,629	£13.41m	874	481	£18,868	£9.08m	9267	5149	£54.67m
<b>Total Comparison</b>	<b>4</b>	<b>4810</b>	<b>2645</b>		<b>£32.18m</b>	<b>3583</b>	<b>2023</b>	<b>£7,629</b>	<b>£13.41m</b>	<b>874</b>	<b>481</b>	<b>£18,868</b>	<b>£9.08m</b>	<b>10125</b>		
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>4810</b>	<b>2645</b>		<b>£32.18m</b>	<b>3583</b>	<b>2023</b>		<b>£13.41m</b>	<b>874</b>	<b>481</b>		<b>£9.08m</b>	<b>10125</b>		
Retail Services	4													375		
Vacant	4													483		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>12</b>	<b>4810</b>	<b>2645</b>		<b>£32.18m</b>	<b>3583</b>	<b>2023</b>		<b>£13.41m</b>	<b>874</b>	<b>481</b>					



**TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods				
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m		
<b>ZONE 29S Garthdee</b>																		
Convenience																		
		ASDA	1	5686	3127	£10,578	£33.08m	7819	4300	£6,700	£28.81m	711	391	£12,068	£4.72m	14216	7819	£66.61m
		Sainsbury	1	4638	2783	£12,436	£34.61m	2706	1623	£7,877	£12.79m	387	232	£14,188	£3.29m	7731	4638	£50.69m
		<b>Total Convenience</b>	<b>2</b>	<b>10325</b>	<b>5911</b>		<b>£67.69m</b>	<b>10524</b>	<b>5924</b>		<b>£41.60m</b>	<b>1097</b>	<b>623</b>		<b>£8.01m</b>	<b>21947</b>	<b>12457</b>	<b>£117.30m</b>
Comparison		Boots	1					1605	1043	£4,371	£4.56m					1605	1043	£4.56m
		Currys	1									1621	1216	£16,659	£20.25m	1621	1216	
		B&Q	1									12552	10042	£2,905	£29.17m	12552	10042	
		<b>Total Comparison</b>	<b>3</b>	<b>0</b>	<b>0</b>		<b>£0.00m</b>	<b>1605</b>	<b>1043</b>			<b>14173</b>	<b>11257</b>		<b>£49.42m</b>	<b>15778</b>	<b>12301</b>	<b>£49.42m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>5</b>			<b>10325</b>	<b>5911</b>		<b>£67.69m</b>	<b>12130</b>	<b>6967</b>		<b>£41.60m</b>	<b>15270</b>	<b>11880</b>		<b>£57.43m</b>	<b>37725</b>	<b>24758</b>	<b>£166.73m</b>
Retail Services	0															0		
Vacant	0															0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>5</b>			<b>10325</b>	<b>5911</b>		<b>£67.69m</b>	<b>12130</b>	<b>6967</b>		<b>£41.60m</b>	<b>15270</b>	<b>11880</b>		<b>£57.43m</b>	<b>37725</b>	<b>24758</b>	<b>£166.73m</b>
<b>ZONE 29S Cults</b>																		
Convenience																		
		Sainsbury	1	974	633	£14,538	£9.20m	108	70	£9,209	£0.65m					1082	703	£9.85m
		Tesco	1	576	375	£11,667	£4.37m									576	375	
		Others	1	69	45	£8,159	£0.36m									69	45	
		<b>Total Convenience</b>	<b>3</b>	<b>1619</b>	<b>1052</b>		<b>£13.94m</b>	<b>108</b>	<b>70</b>		<b>£0.65m</b>					<b>1727</b>	<b>1123</b>	
Comparison			7					708	460	£3,497	£1.61m					708	460	£1.61m
<b>Total Floorspace (Retail Goods)</b>	<b>10</b>			<b>1619</b>	<b>1052</b>		<b>£13.94m</b>	<b>816</b>	<b>530</b>		<b>£2.26m</b>					<b>2435</b>	<b>1582</b>	<b>£16.19m</b>
Retail Services	15															15		
Vacant	1															1		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>26</b>			<b>1619</b>	<b>1052</b>		<b>£13.94m</b>	<b>816</b>	<b>530</b>		<b>£2.26m</b>					<b>3900</b>		
<b>ZONE 29S REMAINDER</b>																		
Convenience																		
		Iceland, Holburn st	1	564	423	£6,939	£2.93m									564	423	£2.93m
		Morrisons Daily	1	254	165	£9,484	£1.57m									254	165	£1.57m
		Co-op, Countesswells Rd	1	499	324	£8,876	£2.88m									499	324	£2.88m
		Others	9	960	624	£5,468	£3.41m									960	624	£3.41m
		<b>Total Convenience</b>	<b>12</b>	<b>2276</b>	<b>1536</b>		<b>£10.79m</b>									<b>2276</b>	<b>1536</b>	<b>£10.79m</b>
Comparison			16					1458	948	£1,748	£1.66m			178	116	£1,968	1064	£1.89m
<b>Total Floorspace (Retail Goods)</b>	<b>28</b>			<b>2276</b>	<b>1536</b>		<b>£10.79m</b>	<b>1458</b>	<b>948</b>		<b>£1.66m</b>	<b>178</b>	<b>116</b>		<b>£0.23m</b>	<b>3913</b>	<b>2600</b>	<b>£12.67m</b>
Retail Services	26															26		
Vacant	2															2		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>56</b>			<b>2276</b>	<b>1536</b>		<b>£10.79m</b>	<b>1458</b>	<b>948</b>		<b>£1.66m</b>	<b>178</b>	<b>116</b>		<b>£0.23m</b>	<b>5795</b>		
<b>ZONE 29S</b>																		
<b>87</b>	<b>14220</b>	<b>8499</b>					<b>£92.42m</b>	<b>14404</b>	<b>8445</b>		<b>£50.08m</b>	<b>15449</b>	<b>11996</b>		<b>£57.66m</b>	<b>47420</b>		
<b>ZONE 30 Torry</b>																		
Convenience																		
		Spar	1	952	619	£6,443	£3.99m									952	619	£3.99m
		Others	6	654	425	£7,877	£3.35m									654	425	£3.35m
		<b>Total Convenience</b>	<b>7</b>	<b>1607</b>	<b>1044</b>		<b>£7.34m</b>									<b>1607</b>	<b>1044</b>	<b>£7.34m</b>
Comparison			9					898	584	£5,456	£3.19m			95	62	£4,002	646	£3.43m
<b>Total Floorspace (Retail Goods)</b>	<b>16</b>			<b>1607</b>	<b>1044</b>		<b>£7.34m</b>	<b>898</b>	<b>584</b>		<b>£3.19m</b>	<b>95</b>	<b>62</b>		<b>£0.25m</b>	<b>2600</b>	<b>1690</b>	<b>£10.77m</b>
Retail Services	26															26		
Vacant	14															14		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>56</b>			<b>1607</b>	<b>1044</b>		<b>£7.34m</b>	<b>898</b>	<b>584</b>		<b>£3.19m</b>	<b>95</b>	<b>62</b>		<b>£0.25m</b>	<b>5245</b>		
<b>ZONE 30 Beach Boulevard RP</b>																		
Convenience																		
		Asda	1	5092	2801	£9,200	£25.77m	3241	1782	£8,364	£14.91m	926	509	£9,439	£4.81m	9259	5092	£45.48m
		Aldi	1	1236	803	£10,886	£8.75m	218	142	£9,897	£1.40m					1454	945	£10.15m
		iceland	1	919	690	£6,035	£4.16m									919	690	£4.16m
		<b>Total Convenience</b>	<b>3</b>	<b>7248</b>	<b>4294</b>		<b>£38.67m</b>	<b>3459</b>	<b>1924</b>		<b>£16.31m</b>	<b>926</b>	<b>509</b>		<b>£4.81m</b>	<b>11632</b>	<b>6727</b>	<b>£59.79m</b>
Comparison		Card Factory	1					367	238	£5,456	£1.30m			1085	814	£4,108	814	£3.34m
		Pets @ Home	1															
		Home Bargains	1	217	163	£5,766	£0.94m	868	651	£8,065	£5.25m					928	696	£6.19m
		Smyths	1					2442	1832	£4,365	£7.99m					2442	1832	£7.99m
		Cancer research	1					790	514	£4,365	£2.24m					790	514	£2.24m
		Dunelm	1									3621	2716	£2,771	£7.52m	3621	2716	£7.52m
		<b>Total Comparison</b>	<b>6</b>	<b>217</b>	<b>163</b>		<b>£0.94m</b>	<b>4467</b>	<b>3235</b>		<b>£16.79m</b>	<b>4706</b>	<b>3530</b>		<b>£10.87m</b>	<b>9233</b>	<b>6809</b>	<b>£28.59m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>9</b>			<b>7465</b>	<b>4457</b>		<b>£39.61m</b>	<b>7926</b>	<b>5159</b>		<b>£33.10m</b>	<b>5632</b>	<b>4039</b>		<b>£15.67m</b>	<b>20866</b>	<b>13536</b>	<b>£88.38m</b>
Retail Services	1															1		
Vacant	2															2		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>12</b>			<b>7465</b>	<b>4457</b>		<b>£39.61m</b>	<b>7926</b>	<b>5159</b>		<b>£33.10m</b>	<b>5632</b>	<b>4039</b>		<b>£15.67m</b>	<b>22004</b>		
<b>ZONE 30 Remainder (excl City Centre)</b>																		
Convenience																		
		Co-op, Gr Western Road	1	633	411	£7,720	£3.17m									633	411	£3.17m
		Tesco Exp, Gr Western Road	1	368	239	£10,147	£2.43m									368	239	£2.43m
		Sainsbury, Holburn st	1	404	263	£12,644	£3.32m									404	263	£3.32m
		Others	19	2164	1406	£4,756	£6.69m									2164	1406	£6.69m
		<b>Total Convenience</b>	<b>22</b>	<b>3568</b>	<b>2319</b>		<b>£15.61m</b>									<b>3568</b>	<b>2319</b>	<b>£15.61m</b>
Comparison		Halfords, Balnagask rd	1									1130	848	£4,922	£4.17m	1130	848	£4.17m
		Tile-It-All	1									596	447	£1,474	£0.66m	596	447	£0.66m
		Topps Tiles	1									473	355	£1,474	£0.52m	473	355	£0.52m
		Others	25					1649	1072	£2,182	£2.34m	302	196	£1,539	£0.30m	1950	1268	£2.64m
		<b>Total Comparison</b>	<b>28</b>	<b>0</b>	<b>0</b>		<b>£0.00m</b>	<b>1649</b>	<b>1072</b>		<b>£2.34m</b>	<b>2500</b>	<b>1845</b>		<b>£5.65m</b>	<b>4149</b>	<b>2917</b>	<b>£7.99m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>50</b>			<b>3568</b>	<b>2319</b>		<b>£15.61m</b>	<b>1649</b>	<b>1072</b>		<b>£2.34m</b>	<b>2500</b>	<b>1845</b>		<b>£5.65m</b>	<b>7717</b>	<b>5075</b>	<b>£23.60m</b>
Retail Services	86															86		
Vacant	11															11		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>147</b>			<b>3568</b>	<b>2319</b>		<b>£15.61m</b>	<b>1649</b>	<b>1072</b>		<b>£2.34m</b>	<b>2500</b>	<b>1845</b>		<b>£5</b>			





**TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	
<b>ZONE 6 Turriff TC</b>																
Convenience																
	1	697	418	£6,581	£2.75m	37	22	£3,733	£0.08m					734	440	£2.84m
	1	1180	767	£8,581	£6.58m	131	85	£4,867	£0.41m					1311	852	£7.00m
	9	773	502	£6,715	£3.37m									773	502	£3.37m
	11	2650	1688		£12.71m		168	107	£0.50m					2818	1795	£13.20m
Comparison	28					5907	3839	£2,902	£11.14m	372	242	£5,066	£1.22m	6279	4081	£12.37m
Total Floorspace (Retail Goods)	39	2650	1688		£12.71m	6075	3947		£11.64m	372	242		£1.22m	9097	5876	£25.57m
Retail Services	33													3867		
Vacant	3													211		
ALL RETAIL GOODS AND SERVICES	75	2650	1688		£12.71m	6075	3947		£11.64m	372	242		£1.22m	13174		
<b>ZONE 6 Aberchirder</b>																
Convenience																
	1	314	204	£6,581	£1.34m									314	204	£1.34m
	1	111	72	£5,052	£0.37m									111	72	£0.37m
	2	425	276		£1.71m									425	276	£1.71m
Comparison	2					184	120	£1,741	£0.21m					184	120	£0.21m
Total Floorspace (Retail Goods)	4	425	276		£1.71m	184	120		£0.21m					609	396	£1.92m
Retail Services	4													509		
Vacant	2													205		
ALL RETAIL GOODS AND SERVICES	10	425	276		£1.71m	184	120		£0.21m					1323		
<b>ZONE 6</b>																
	85	3075	1964		£14.42m	6259	4066		£11.85m	372	242		£1.22m	14497		
<b>ZONE 7 Banff TC</b>																
Convenience																
	1	1189	773	£7,815	£6.04m	132	86	£7,483	£0.64m					1322	859	£6.68m
	1	1856	1206	£5,993	£7.23m	327	213	£5,739	£1.22m					2183	1419	£7.25m
	9	1823	1185	£6,115	£7.25m									1823	1185	£7.25m
	11	4868	3164		£20.52m		460	299	£1.86m					5327	3463	£22.38m
Comparison	27					2225	1446	£4,461	£6.45m	2887	1877	£2,531	£4.75m	5112	3323	£11.20m
Total Floorspace (Retail Goods)	38	4868	3164		£20.52m	2684	1745		£8.32m	2887	1877		£4.75m	10440	6786	£33.58m
Retail Services	39													9662		
Vacant	25													2261		
ALL RETAIL GOODS AND SERVICES	102	4868	3164		£20.52m	2684	1745		£8.32m	2887	1877		£4.75m	22363		
<b>ZONE 7 Macduff TC</b>																
Convenience																
Comparison	4	696	453	£5,509	£2.49m	647	420	£3,569	£1.50m	667	434	£1,752	£0.76m	696	453	£2.49m
Total Floorspace (Retail Goods)	14	696	453		£2.49m	647	420		£1.50m	667	434		£0.76m	1314	854	£2.26m
Retail Services	23													2010	1307	£4.75m
Vacant	5													2086		
ALL RETAIL GOODS AND SERVICES	42	696	453		£2.49m	647	420		£1.50m	667	434		£0.76m	4665		
<b>ZONE 7 Portsoy TC</b>																
Convenience																
	1	372	242	£5,993	£1.45m									372	242	£1.45m
	2	88	57	£5,509	£0.31m									88	57	£0.31m
	3	460	299		£1.76m		0	0						460	299	£1.76m
Comparison	5					281	182	£3,569	£0.65m	302	196	£1,752	£0.34m	583	379	£0.99m
Total Floorspace (Retail Goods)	8	460	299		£1.76m	281	182		£0.65m	302	196		£0.34m	1042	677	£4.52m
Retail Services	12													1049		
Vacant	1													26		
ALL RETAIL GOODS AND SERVICES	21	460	299		£1.76m	281	182		£0.65m	302	196		£0.34m	2117		
<b>ZONE 7 Remainder</b>																
Convenience																
	1	1505	1052	£8,452	£8.89m		376	226						1881	1315	£8.89m
	3	195	127	£3,390	£0.43m									195	127	£0.43m
	4	195	1179		£9.32m									2076	1442	£9.32m
Comparison	4					82	53	£1,338	£0.07m	127	82	£730	£0.06m	209	136	£0.13m
Total Floorspace (Retail Goods)	8	195	1179		£9.32m	458	279		£0.07m	127	82		£0.06m	2285	1577	£9.45m
Retail Services	5													593		
Vacant	2													130		
ALL RETAIL GOODS AND SERVICES	15	195	1179		£9.32m	458	279		£0.07m	127	82		£0.06m	3008		
<b>ZONE 7</b>																
	180	6219	5094		£34.09m	4070	2626		£12.36m	3984	2589		£5.92m	32153		
<b>ZONE 8 includes Cumniestown &amp; New Deer</b>																
Convenience																
Comparison	2	356	231	£5,064	£1.17m	166	108	£114	£0.01m	590	383	£604	£0.23m	356	231	£1.17m
Total Floorspace (Retail Goods)	6	356	231		£1.17m	166	108		£0.01m	590	383		£0.23m	1111	722	£1.41m
Retail Services	6													340		
Vacant																
ALL RETAIL GOODS AND SERVICES	12	356	231		£1.17m	166	108		£0.01m	590	383		£0.23m	1451		
<b>ZONE 8</b>																
	12	356	231		£1.17m	166	108		£0.01m	590	383		£0.23m	1451		
<b>ZONE 9 includes Rothienorman and Fyvie</b>																
Convenience																
Comparison	4	787	511	£2,938	£1.50m	113	74	£116	£0.01m					787	511	£1.50m
Total Floorspace (Retail Goods)	6	787	511		£1.50m	113	74		£0.01m					113	74	£0.01m
Retail Services	9													900	585	£1.51m
Vacant	3													476		
ALL RETAIL GOODS AND SERVICES	18	787	511		£1.50m	113	74		£0.01m					1523		
<b>ZONE 9</b>																
	18	787	511		£1.50m	113	74		£0.01m	0	0		£0.00m	1523		
<b>ZONE 10 Fraserburgh Town Centre</b>																
Convenience																
	1	1109	832	£4,929	£4.10m									1109	832	£4.10m
	1	349	261	£4,718	£1.23m									349	261	£1.23m
	13	1888	1416	£6,433	£9.11m									1888	1416	£9.11m
	15	3346	2510		£14.44m									3346	2510	£14.44m
Comparison	60					6045	3929	£3,411	£13.40m	6110	3971	£3,030	£12.03m	12154	7900	£25.43m
Total Floorspace (Retail Goods)	75	3346	2510		£14.44m	6045	3929		£13.40m	6110	3971		£12.03m	15500	10410	£39.88m
Retail Services	87													3139		
Vacant	16													853		
ALL RETAIL GOODS AND SERVICES	178	3346	2510		£14.44m	6045	3929		£13.40m	6110	3971		£12.03m	19491		
<b>ZONE 10 Fraserburgh South Harbour Road area</b>																
Convenience																
	1	4223	2745	£8,221	£22.57m	1810	1176	£5,721	£6.73m					6033	3922	£29.30m
	1	1320	1029	£5,172	£5.32m	330	257	£3,599	£0.93m					1650	1286	£5.55m
	1					834	542	£10,232	£5.55m					834	542	£5.55m
	1									380	285	£1,720	£0.49m			
	4	5543	3774		£27.89m	2974	1976		£13.21m	380	285		£0.49m	8517	5750	£41.59m
Comparison																
Total Floorspace (Retail Goods)	4	5543	3774		£27.89m	2974	1976		£13.21m	380	285		£0.49m	8517		
Retail Services																
Vacant																
ALL RETAIL GOODS AND SERVICES	4	5543	3774		£27.89m</											



**TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>ZONE 16 Inverurie TC</b>																
Convenience																
	1	3481	2263	£13,568	£30.70m	2321	1509	£10,231	£15.43m				5802	3771	£46.14m	
	1	1206	843	£14,673	£12.37m	301	211	£11,064	£2.33m				1507	1054	£14.70m	
	1	1042	729	£11,391	£8.31m	55	38	£8,590	£0.33m				1096	768	£8.64m	
	1	1067	869	£8,536	£7.42m	267	217	£6,436	£1.40m				1333	1086	£8.81m	
	1	1347	1153	£7,787	£8.98m								1347	1153	£8.98m	
	1	699	559	£8,135	£4.55m								699	559	£4.55m	
	16	1923	1250	£10,617	£13.27m								1923	1250	£13.27m	
	22	10764	7665		£85.59m	2944	1975		£19.49m				13708	9640	£105.08m	
Comparison																
	57					9702	6306	£6,099	£38.46m	7477	5608	£4,622	£25.92m	17179	11914	£64.38m
	1					1333	666	£18,298	£12.19m					1333	666	£12.19m
	1									385	289	£5,684	£1.64m	385	289	£1.64m
	1					581	436	£6,099	£2.66m					581	436	£2.66m
	1									809	607	£4,744	£2.88m	809	607	£2.88m
	1													822	616	£5.40m
	1	164	123	£7,772	£0.96m	657	493	£9,016	£4.45m					809	607	£2.88m
	1									2627	1970	£1,678	£3.31m	2627	1970	£3.31m
	1									1224	918	£15,046	£13.81m	1224	918	£13.81m
	1													822	616	£5.40m
	64	164	123		£0.96m	12273	7901		£57.76m	12522	9391	£47,56m	£47.56m	24959	17416	£106.28m
<b>Total Floorspace (Retail Goods)</b>	<b>86</b>	<b>10928</b>	<b>7789</b>		<b>£86.54m</b>	<b>15217</b>	<b>9876</b>		<b>£77.25m</b>	<b>12522</b>	<b>9391</b>	<b>£47.56m</b>	<b>£47.56m</b>	<b>38667</b>	<b>27056</b>	<b>£211.35m</b>
Retail Services	68													9281		
Vacant	6													614		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>160</b>	<b>10928</b>	<b>7789</b>		<b>£86.54m</b>	<b>15217</b>	<b>9876</b>		<b>£77.25m</b>	<b>12522</b>	<b>9391</b>	<b>£47.56m</b>	<b>£47.56m</b>	<b>48542</b>		
<b>ZONE 16 Kemnay TC</b>																
Convenience																
	1	559	364	£10,405	£3.78m								559	364	£3.78m	
	5	689	448	£9,565	£4.28m								689	448	£4.28m	
	6	1248	811		£8.07m								1248	811	£8.07m	
Comparison																
	3					276	180	£4,879	£0.88m				276	180	£0.88m	
<b>Total Floorspace (Retail Goods)</b>	<b>9</b>	<b>1248</b>	<b>811</b>		<b>£8.07m</b>	<b>276</b>	<b>180</b>		<b>£0.88m</b>				<b>1525</b>	<b>991</b>	<b>£8.94m</b>	
Retail Services	11												1005			
Vacant	1												26			
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>21</b>	<b>1248</b>	<b>811</b>		<b>£8.07m</b>	<b>276</b>	<b>180</b>		<b>£0.88m</b>				<b>2566</b>			
<b>ZONE 16 Remainder</b>																
Convenience																
	1	2784	1448	£11,118	£16.10m	696	362	£8,383	£3.03m	5944	4755	£1,333	£6.34m	3480	1810	£19.13m
Comparison																
	1					339	204	£1,830	£0.37m					5944	4755	£6.34m
	2					339	204		£0.37m					339	204	£0.37m
	3									5944	4755			6283	4959	£6.71m
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>2784</b>	<b>1448</b>		<b>£16.10m</b>	<b>1035</b>	<b>566</b>		<b>£3.41m</b>	<b>5944</b>	<b>4755</b>		<b>£6.34m</b>	<b>9763</b>	<b>6768</b>	<b>£25.84m</b>
Retail Services	5													720		
Vacant																
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>9</b>	<b>2784</b>	<b>1448</b>		<b>£16.10m</b>	<b>1035</b>	<b>566</b>		<b>£3.41m</b>	<b>5944</b>	<b>4755</b>		<b>£6.34m</b>	<b>10484</b>		
<b>ZONE 16</b>																
	190	14960	10048		£110.70m	16529	10621		£81.54m	18466	14147		£53.90m	61581		
<b>ZONE 17</b>																
Convenience																
	5	935	608	£4,567	£2.78m								935	608	£2.78m	
Comparison																
	1					123	80	£198	£0.02m	5207	3384	£344	£1.16m	5329	3464	£1.18m
<b>Total Floorspace (Retail Goods)</b>	<b>2</b>	<b>935</b>	<b>608</b>		<b>£2.78m</b>	<b>123</b>	<b>80</b>		<b>£0.02m</b>	<b>5207</b>	<b>3384</b>		<b>£1.16m</b>	<b>6265</b>	<b>4072</b>	<b>£3.96m</b>
Retail Services	10													1161		
Vacant																
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>12</b>	<b>935</b>	<b>608</b>		<b>£2.78m</b>	<b>123</b>	<b>80</b>		<b>£0.02m</b>	<b>5207</b>	<b>3384</b>		<b>£1.16m</b>	<b>7426</b>		
<b>ZONE 17</b>																
	12	935	608		£2.78m	123	80		£0.02m	5207	3384		£1.16m	7426		
<b>ZONE 18 Westhill Town Centre</b>																
Convenience																
	1	1425	855	£9,358	£8.00m	75	195	£5,818	£1.13m				1500	1050	£9.14m	
	1	1343	873	£12,054	£10.52m	336	218	£7,494	£1.64m				1679	1091	£12.16m	
	3	456	274	£7,857	£2.15m								456	274	£2.15m	
	5	3224	2002		£20.67m								3635	2415	£23.44m	
Comparison																
	1	183	128	£6,385	£0.82m	732	512	£6,107	£3.13m				915	640	£3.95m	
	8					658	427	£3,305	£1.41m	80	52	£1,657	£0.09m	738	479	£1.50m
	9	183	128		£0.82m	1389	940		£4.54m	80	52		£0.09m	1652	1120	£5.44m
<b>Total Floorspace (Retail Goods)</b>	<b>14</b>	<b>3407</b>	<b>2130</b>		<b>£21.49m</b>	<b>1800</b>	<b>1353</b>		<b>£7.31m</b>	<b>80</b>	<b>52</b>		<b>£0.09m</b>	<b>5287</b>	<b>3535</b>	<b>£28.89m</b>
Retail Services	16													1803		
Vacant	6													780		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>36</b>	<b>3407</b>	<b>2130</b>		<b>£21.49m</b>	<b>1800</b>	<b>1353</b>		<b>£7.31m</b>	<b>80</b>	<b>52</b>		<b>£0.09m</b>	<b>7871</b>		
<b>ZONE 18 Remainder</b>																
Convenience																
	2	1186	771	£4,834	£3.73m					246	375	£6,177	£2.32m	1186	771	£3.73m
	1	3438	2501	£11,146	£27.88m	1228	697	£6,930	£4.83m	246	375			4911	3573	£35.02m
	3	4624	3272		£31.60m									6097	4344	£38.75m
Comparison																
	1	4077	2650	£6,562	£17.39m	3495	2621	£2,479	£6.50m	4077	2650	£1,289	£3.42m	11648	7921	£27.30m
	1									2536	2282	£1,359	£3.10m	2536	2282	£3.10m
	1	4077	2650		£17.39m					4077	2650			11648	7921	£27.30m
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>8701</b>	<b>5922</b>		<b>£48.99m</b>	<b>4722</b>	<b>3318</b>		<b>£11.33m</b>	<b>4322</b>	<b>3025</b>		<b>£5.73m</b>	<b>17746</b>	<b>12265</b>	<b>£66.05m</b>
Retail Services	2													536		
Vacant																
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>6</b>	<b>8701</b>	<b>5922</b>		<b>£48.99m</b>	<b>4722</b>	<b>3318</b>		<b>£11.33m</b>	<b>4322</b>	<b>3025</b>		<b>£5.73m</b>	<b>18282</b>		
<b>ZONE 18</b>																
	42	12108	8052		£70.48m	6522	4671		£18.64m	4402	3077		£8.92m	26152		
<b>ZONE 19 Banchory TC</b>																
Convenience																
	7	531	345	£7,952	£2.75m									531	345	£2.75m
Comparison																
	29					3888	2527	£3,091	£7.81m	584	380	£4,200	£1.59m	4472	2907	£9.41m
<b>Total Floorspace (Retail Goods)</b>	<b>36</b>	<b>531</b>	<b>345</b>		<b>£2.75m</b>	<b>3888</b>	<b>2527</b>									





**TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>ZONE 29S Garthdee</b>																
Convenience																
	1	5686	3127	£10,752	£33.63m	7819	4300	£7,685	£33.05m	711	391	£13,775	£5.39m	14216	7819	£72.06m
	1	4638	2783	£12,641	£35.18m	2706	1623	£9,035	£14.67m	387	232	£16,195	£3.76m	7731	4638	£53.61m
	2	10325	5911		£68.81m	10524	5924		£47.72m	1097	623		£9.14m	21947	12457	£125.67m
Comparison																
	1					1605	1043	£5,013	£5.23m	1621	1216	£19,015	£23.12m	1605	1043	£5.23m
	1									12552	10042	£3,316	£33.30m	1621	1216	£125.52m
	1									14173	11257		£56.42m	15778	12301	£56.42m
Total Floorspace (Retail Goods)	5	10325	5911		£68.81m	12130	6967		£47.72m	15270	11880		£65.56m	37725	24758	£182.08m
Retail Services	0													0		
Vacant	0													0		
ALL RETAIL GOODS AND SERVICES	5	10325	5911		£68.81m	12130	6967		£47.72m	15270	11880		£65.56m	37725	24758	£182.08m
<b>ZONE 29S Cults</b>																
Convenience																
	1	974	633	£14,778	£9.35m	108	70	£10,562	£0.74m					1082	703	£10.10m
	1	576	375	£11,860	£4.44m									576	375	£4.44m
	1	69	45	£8,294	£0.37m									69	45	£0.37m
Total Convenience	3	1619	1052		£14.17m	108	70		£0.74m					1727	1123	£10.77m
Comparison																
	7					708	460	£4,011	£1.84m					708	460	£1.84m
Total Floorspace (Retail Goods)	10	1619	1052		£14.17m	816	530		£2.59m					2435	1582	£16.75m
Retail Services	15													1341		
Vacant	1													125		
ALL RETAIL GOODS AND SERVICES	26	1619	1052		£14.17m	816	530		£2.59m					3900		
<b>ZONE 29S REMAINDER</b>																
Convenience																
	1	564	423	£7,054	£2.98m									564	423	£2.98m
	1	254	165	£9,641	£1.59m									254	165	£1.59m
	1	499	324	£9,023	£2.92m									499	324	£2.92m
	9	960	624	£5,559	£3.47m									960	624	£3.47m
Total Convenience	12	2276	1536		£10.97m									2276	1536	£10.97m
Comparison																
	16					1458	948	£2,005	£1.90m	178	116	£2,247	£0.26m	1637	1064	£2.16m
Total Floorspace (Retail Goods)	28	2276	1536		£10.97m	1458	948		£1.90m	178	116		£0.26m	3913	2600	£13.13m
Retail Services	26													1801		
Vacant	2													82		
ALL RETAIL GOODS AND SERVICES	56	2276	1536		£10.97m	1458	948		£1.90m	178	116		£0.26m	5795		
<b>ZONE 29S</b>																
	87	14220	8499		£93.94m	14404	8445		£57.43m	15449	11996		£65.82m	47420		
<b>ZONE 30 Torry</b>																
Convenience																
	1	952	619	£6,410	£3.97m									952	619	£3.97m
	6	654	425	£7,836	£3.33m									654	425	£3.33m
Total Convenience	7	1607	1044		£7.30m									1607	1044	£7.30m
Comparison																
	9					898	584	£6,211	£3.63m	95	62	£4,477	£0.28m	993	646	£3.90m
Total Floorspace (Retail Goods)	16	1607	1044		£7.30m	898	584		£3.63m	95	62		£0.28m	2600	1690	£11.20m
Retail Services	26													1806		
Vacant	14													839		
ALL RETAIL GOODS AND SERVICES	56	1607	1044		£7.30m	898	584		£3.63m	95	62		£0.28m	5245		
<b>ZONE 30 Beach Boulevard RP</b>																
Convenience																
	1	5092	2801	£9,152	£25.63m	3241	1782	£9,521	£16.97m	926	509	£10,558	£5.38m	9259	5092	£47.98m
	1	1236	803	£10,830	£8.70m	218	142	£11,267	£1.60m					1454	945	£10.30m
	1	919	690	£6,004	£4.14m									919	690	£4.14m
Total Convenience	3	7248	4294		£38.48m	3459	1924		£18.57m	926	509		£5.38m	11632	6727	£62.42m
Comparison																
	1					367	238	£6,211	£1.48m	1085	814	£4,595	£3.74m	367	238	£1.48m
	1													1085	814	£3.74m
	1	217	163	£5,737	£0.93m	868	651	£9,181	£5.98m					928	696	£6.91m
	1					2442	1832	£4,969	£9.10m					2442	1832	£9.10m
	1					790	514	£4,969	£2.55m					790	514	£2.55m
Total Comparison	6	217	163		£0.93m	4467	3235		£19.11m	3621	2716	£3,099	£8.42m	3621	2716	£8.42m
Total Floorspace (Retail Goods)	9	7465	4457		£39.41m	7926	5159		£37.68m	5632	4039		£17.53m	20866	13536	£94.62m
Retail Services	1									4706	3530		£12.16m	9233	6809	£32.20m
Vacant	2													208		
ALL RETAIL GOODS AND SERVICES	12	7465	4457		£39.41m	7926	5159		£37.68m	5632	4039		£17.53m	22004		
<b>ZONE 30 Remainder (excl City Centre)</b>																
Convenience																
	1	633	411	£7,680	£3.16m									633	411	£3.16m
	1	368	239	£10,095	£2.41m									368	239	£2.41m
	1	404	263	£12,579	£3.30m									404	263	£3.30m
	19	2164	1406	£4,732	£6.65m									2164	1406	£6.65m
Total Convenience	22	3568	2319		£15.53m									3568	2319	£15.53m
Comparison																
	1									1130	848	£5,506	£4.67m	1130	848	£4.67m
	1									596	447	£1,649	£0.74m	596	447	£0.74m
	1									473	355	£1,649	£0.58m	473	355	£0.58m
	25									302	196	£1,722	£0.34m	1950	1268	£3.00m
Total Comparison	28	0	0		£0.00m	1649	1072	£2,484	£2.66m	2500	1845		£6.32m	4149	2917	£8.99m
Total Floorspace (Retail Goods)	50	3568	2319		£15.53m	1649	1072		£2.66m	2500	1845		£6.32m	7717	5075	£24.52m
Retail Services	86													6706		
Vacant	11													1206		
ALL RETAIL GOODS AND SERVICES	147	3568	2319		£15.53m	1649	1072		£2.66m	2500	1845		£6.32m	15628		
<b>ZONE 30</b>																
	215	12640	7820		£62.24m	10473	6814		£43.97m	8227	5945		£24.13m	42877		
<b>ZONE 31 Portlethen Centre</b>																
Convenience																
	1	6504	3577	£8,869	£31.72m	2836	1560	£6,815	£10.63m	1500	825	£5,494	£4.53m	10839	5962	£46.89m
	1	1641	1147	£10,495	£12.04m	410	287	£8,065	£2.31m					2052	1434	£14.35m
	1	277	180	£6,841	£1.23m									277	180	£1.23m
Total Convenience	3	8422	4904		£44.99m	3246	1846		£12.94m					13168	7576	£62.47m
Comparison																
	1	389	292	£5,559	£1.62m	1256	942	£6,572	£6.19m	300	225	£5,298	£1.19m	1945	1458	£9.00m
	1	641	481	£2,697	£1.30m	1145	859	£3,189	£2.74m	350	263	£2,571	£0.67m	2136	1602	£4.71m
	1					3211	2409	£1,597	£3.85m							

TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038  
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>CITY CENTRE (ZONES 26, 27 &amp; 30)</b>																
<b>Convenience</b>																
<i>Supermarkets</i>																
Co-op, Union Street	1	1469	882	£4,406	£3.88m	77	46	£9,623	£0.45m					1547	928	£4.33m
Sainsbury, Union St	1	345	224	£7,216	£1.62m									345	224	£1.62m
Sainsbury George St	1	671	436	£7,216	£3.15m									671	436	£3.15m
Tesco 43 Union St	1	665	432	£5,791	£2.50m									665	432	£2.50m
Tesco 501 Union St	1	441	287	£5,791	£1.66m									441	287	£1.66m
Farmfoods	1	401	260	£3,297	£0.86m									401	260	£0.86m
Others	42	7012	4558	£4,941	£22.52m									7012	4558	£22.52m
<i>Other Convenience</i>																
Bon Accord + St Nicholas	66	16582	10778	£4,941	£53.25m									16582	10778	£53.25m
Union Square	3	651	423	£4,941	£2.09m									651	423	£2.09m
Trinity	2	442	287	£4,941	£1.42m									442	287	£1.42m
M&S	1	172	112	£4,941	£0.55m									172	112	£0.55m
Others	below													0	0	£0.00m
<b>Total Convenience</b>	<b>47</b>	<b>15318</b>	<b>9957</b>	<b>£4,941</b>	<b>£49.19m</b>	<b>77</b>	<b>46</b>	<b>£9,623</b>	<b>£0.45m</b>					<b>15318</b>	<b>9957</b>	<b>£49.19m</b>
<b>Comparison</b>	<b>114</b>	<b>44168</b>	<b>28636</b>		<b>£142.70m</b>	<b>77</b>	<b>46</b>		<b>£0.45m</b>				<b>44245</b>	<b>28682</b>	<b>£143.14m</b>	
<i>Bon Accord + St Nicholas</i>																
Galleria	36					22452	14594	£8,977	£131.01m	231	173	£9,603	£1.66m	22683	14767	£132.68m
Union Square	0													0	0	£0.00m
<i>M&amp;S</i>																
TK Maxx	1	500	325	£4,824	£1.57m	1978	1286	£10,536	£13.55m					2478	1611	£15.11m
Others	1					1897	1423	£8,977	£12.77m	335	251	£9,603	£2.41m	2232	1674	£15.19m
<i>Trinity</i>																
Academy	39					20667	13434	£8,977	£120.60m	2350	1763	£9,603	£16.93m	23017	15196	£137.52m
Market (open for 2028)	14							£8,977	£34.58m					0	0	£0.00m
Others	1					5927	3852	£8,977	£2.05m					5927	3852	£34.58m
<i>Other Major Units</i>																
MARKS & SPENCER	1	2064	1341	£4,824	£6.47m	6191	4024	£10,536	£42.40m	2064	1341	£15,910	£21.34m	10318	6707	£70.21m
PRIMARK	1					11849	7702	£4,972	£38.29m					11849	7702	£38.29m
Other Comparison	169					41560	27014	£8,977	£242.51m	6288	4087	£9,603	£39.25m	47848	31101	£281.76m
<b>Total Comparison</b>	<b>263</b>	<b>2865</b>	<b>1938</b>		<b>£9.61m</b>	<b>114580</b>	<b>75094</b>		<b>£646.84m</b>	<b>11267</b>	<b>7615</b>		<b>£81.59m</b>	<b>128712</b>	<b>84647</b>	<b>£738.03m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>377</b>	<b>47033</b>	<b>30573</b>		<b>£152.30m</b>	<b>114658</b>	<b>75140</b>		<b>£647.29m</b>	<b>11267</b>	<b>7615</b>		<b>£81.59m</b>	<b>172958</b>	<b>113329</b>	<b>£881.18m</b>
Retail Services	503													93729		
Vacant	110													39240	12.8%	
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>990</b>	<b>47033</b>	<b>30573</b>		<b>£152.30m</b>	<b>114658</b>	<b>75140</b>		<b>£647.29m</b>	<b>11267</b>	<b>7615</b>		<b>£81.59m</b>	<b>305927</b>		<b>£881.18m</b>
<b>CITY CENTRE</b>	<b>990</b>	<b>47033</b>	<b>30573</b>		<b>£152.30m</b>	<b>114658</b>	<b>75140</b>		<b>£647.29m</b>	<b>11267</b>	<b>7615</b>		<b>£81.59m</b>	<b>305927</b>		
<b>ZONE 1+3 Aboyne Town Centre</b>																
<b>Convenience</b>																
Co-op	1	941	565	£7,236	£4.09m	105	63	£5,230	£0.33m					1046	628	£4.42m
Other	4	342	222	£6,652	£1.48m									342	222	£1.48m
<i>Total Convenience</i>	<i>5</i>	<i>1283</i>	<i>787</i>		<i>£5.57m</i>	<i>105</i>	<i>63</i>		<i>£0.33m</i>				<i>1388</i>	<i>850</i>		<i>£5.89m</i>
<b>Comparison</b>	<b>7</b>					<b>1316</b>	<b>855</b>	<b>£3,253</b>	<b>£2.78m</b>	<b>100</b>	<b>65</b>	<b>£5,408</b>	<b>£0.35m</b>	<b>1416</b>	<b>920</b>	<b>£3.13m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>12</b>	<b>1283</b>	<b>787</b>		<b>£5.57m</b>	<b>1420</b>	<b>918</b>		<b>£3.11m</b>	<b>100</b>	<b>65</b>		<b>£0.35m</b>	<b>2804</b>	<b>1770</b>	<b>£9.03m</b>
Retail Services	16													1214		
Vacant	1													60		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>29</b>	<b>1283</b>	<b>787</b>		<b>£5.57m</b>	<b>1420</b>	<b>918</b>		<b>£3.11m</b>	<b>100</b>	<b>65</b>		<b>£0.35m</b>	<b>4077</b>		
<b>ZONE 1+3 Ballater Town Centre</b>																
<b>Convenience</b>																
Co-op	1	678	407	£7,236	£2.94m	36	21	£5,230	£0.11m					714	428	£3.06m
Other	5	500	325	£6,652	£2.16m									500	325	£2.16m
<i>Total Convenience</i>	<i>6</i>	<i>1178</i>	<i>732</i>		<i>£5.11m</i>				<i>£0.11m</i>					<i>1178</i>	<i>732</i>	<i>£5.22m</i>
<b>Comparison</b>	<b>21</b>					<b>1963</b>	<b>1276</b>	<b>£3,253</b>	<b>£4.15m</b>					<b>1963</b>	<b>1276</b>	<b>£4.15m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>27</b>	<b>1178</b>	<b>732</b>		<b>£5.11m</b>	<b>1963</b>	<b>1276</b>		<b>£4.26m</b>					<b>3141</b>	<b>2008</b>	<b>£9.37m</b>
Retail Services	19													1949		
Vacant	1													25		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>47</b>	<b>1178</b>	<b>732</b>		<b>£5.11m</b>	<b>1963</b>	<b>1276</b>		<b>£4.26m</b>					<b>5114</b>		
<b>ZONE 1+3 Braemar Town Centre</b>																
<b>Convenience</b>																
Co-op	1	269	161	£7,236	£1.17m									269	161	£1.17m
Other	3	335	217	£6,652	£1.45m									335	217	£1.45m
<i>Total Convenience</i>	<i>4</i>	<i>603</i>	<i>379</i>		<i>£2.61m</i>									<i>603</i>	<i>379</i>	<i>£2.61m</i>
<b>Comparison</b>	<b>12</b>					<b>1989</b>	<b>1293</b>	<b>£3,253</b>	<b>£4.20m</b>					<b>1989</b>	<b>1293</b>	<b>£4.20m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>16</b>	<b>603</b>	<b>379</b>		<b>£2.61m</b>	<b>1989</b>	<b>1293</b>		<b>£4.20m</b>					<b>2592</b>	<b>1671</b>	<b>£6.82m</b>
Retail Services	6													434		
Vacant	1													83		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>23</b>	<b>603</b>	<b>379</b>		<b>£2.61m</b>	<b>1989</b>	<b>1293</b>		<b>£4.20m</b>					<b>3110</b>		
<b>ZONE 1+3 Remainder</b>																
<b>Convenience</b>																
Co-op	2	279	181	£4,092	£0.74m									279	181	£0.74m
Other	7					471	306	£1,220	£0.37m	23	15	£2,253	£0.03m	494	321	£0.41m
<i>Total Convenience</i>	<i>9</i>	<i>279</i>	<i>181</i>		<i>£0.74m</i>	<i>471</i>	<i>306</i>		<i>£0.37m</i>	<i>23</i>	<i>15</i>		<i>£0.03m</i>	<i>773</i>	<i>503</i>	<i>£1.15m</i>
<b>Comparison</b>	<b>9</b>					<b>471</b>	<b>306</b>		<b>£0.37m</b>					<b>377</b>		
<b>Total Floorspace (Retail Goods)</b>	<b>15</b>	<b>279</b>	<b>181</b>		<b>£0.74m</b>	<b>471</b>	<b>306</b>		<b>£0.37m</b>	<b>23</b>	<b>15</b>		<b>£0.03m</b>	<b>1205</b>		
Retail Services	5													55		
Vacant	1													1		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>15</b>	<b>279</b>	<b>181</b>		<b>£0.74m</b>	<b>471</b>	<b>306</b>		<b>£0.37m</b>	<b>23</b>	<b>15</b>		<b>£0.03m</b>	<b>1205</b>		
<b>ZONE 1+3</b>	<b>114</b>	<b>3344</b>	<b>2079</b>		<b>£14.03m</b>	<b>5843</b>	<b>3792</b>		<b>£11.95m</b>	<b>123</b>	<b>80</b>		<b>£0.39m</b>	<b>13506</b>		
<b>ZONE 2 Alford Town Centre</b>																
<b>Convenience</b>																
Co-op	1	730	475	£11,419	£5.42m	38	25	£5,553	£0.14m					769	500	£5.56m
Other	4	402	261	£10,497	£2.74m									402	261	£2.74m
<i>Total Convenience</i>	<i>5</i>	<i>1132</i>	<i>736</i>		<i>£8.16m</i>	<i>38</i>	<i>25</i>		<i>£0.14m</i>					<i>1171</i>	<i>761</i>	<i>£8.30m</i>
<b>Comparison</b>	<b>12</b>					<b>1110</b>	<b>722</b>	<b>£3,453</b>	<b>£2.49m</b>	<b>102</b>	<b>66</b>	<b>£2,606</b>	<b>£0.17m</b>	<b>1212</b>	<b>788</b>	<b>£2.66m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>17</b>	<b>1132</b>	<b>736</b>		<b>£8.16m</b>	<b>1149</b>	<b>747</b>		<b>£2.63m</b>	<b>102</b>	<b>66</b>		<b>£0.17m</b>	<b>2382</b>	<b>1549</b>	<b>£10.97m</b>
Retail Services	13													2027		
Vacant	1													162		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>31</b>	<b>1132</b>	<b>736</b>		<b>£8.16m</b>	<b>1149</b>	<b>747</b>		<b>£2.63m</b>	<b>102</b>	<b>66</b>		<b>£0.17m</b>	<b>4572</b>		
<b>ZONE 2 Remainder</b>																
<b>Convenience</b>																
Co-op	1	167	108	£6,458	£0.70m									167	108	£0.70m
Other	2					91	59	£1,295	£0.08m	293	191	£1,086	£0.21m	384	250	£0.28m
<i>Total Convenience</i>	<i>3</i>	<i>167</i>	<i>108</i>		<i>£0.70m</i>											

**TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>ZONE 6 Turriff TC</b>																
Convenience																
	1	697	418	£6,839	£2.86m	37	22	£4,364	£0.10m				734	440	£2.96m	
	1	1180	767	£8,918	£6.84m	131	85	£5,691	£0.48m				1311	852	£7.32m	
	9	773	502	£6,978	£3.51m								773	502	£3.51m	
	11	2650	1688	£13.21m		168	107	£0.58m					2818	1795	£13.79m	
Comparison	28					5907	3839	£3,393	£13.03m	372	242	£5,848	£1.41m	6279	4081	£14.44m
Total Floorspace (Retail Goods)	39	2650	1688	£13.21m		6075	3947	£13.61m		372	242	£1.41m	9097	5876	£28.23m	
Retail Services	33												3867			
Vacant	3												211			
ALL RETAIL GOODS AND SERVICES	75	2650	1688	£13.21m		6075	3947	£13.61m		372	242	£1.41m	13174			
<b>ZONE 6 Aberchirder</b>																
Convenience																
	1	314	204	£6,839	£1.40m								314	204	£1.40m	
	1	111	72	£5,250	£0.38m								111	72	£0.38m	
	2	425	276	£1.78m									425	276	£1.78m	
Comparison	2					184	120	£2,036	£0.24m				184	120	£0.24m	
Total Floorspace (Retail Goods)	4	425	276	£1.78m		184	120	£0.24m					609	396	£2.02m	
Retail Services	4												509			
Vacant	2												205			
ALL RETAIL GOODS AND SERVICES	10	425	276	£1.78m		184	120	£0.24m					1323			
<b>ZONE 6</b>																
	85	3075	1964	£14.98m		6259	4066	£13.85m		372	242	£1.41m	14497			
<b>ZONE 7 Banff TC</b>																
Convenience																
	1	1189	773	£7,725	£5.97m	132	86	£8,448	£0.73m				1322	859	£6.70m	
	1	1856	1206	£5,924	£7.15m	327	213	£6,479	£1.38m				2183	1419	£7.16m	
	9	1823	1185	£6,045	£7.16m								1823	1185	£7.16m	
	11	4868	3164	£20.28m		460	299	£2.10m					5327	3463	£22.38m	
Comparison	27					2225	1446	£5,036	£7.28m	2887	1877	£2,876	5112	3323	£12.68m	
Total Floorspace (Retail Goods)	38	4868	3164	£20.28m		2684	1745	£9.39m		2887	1877	£5.40m	10440	6786	£35.06m	
Retail Services	39												9662			
Vacant	25												2261			
ALL RETAIL GOODS AND SERVICES	102	4868	3164	£20.28m		2684	1745	£9.39m		2887	1877	£5.40m	22363			
<b>ZONE 7 Macduff TC</b>																
Convenience																
	4	696	453	£5,446	£2.46m								696	453	£2.46m	
Comparison	10					647	420	£4,029	£1.69m	667	434	£1,991	1314	854	£2.56m	
Total Floorspace (Retail Goods)	14	696	453	£2.46m		647	420	£1.69m		667	434	£0.86m	2010	1307	£5.02m	
Retail Services	23												2086			
Vacant	5												569			
ALL RETAIL GOODS AND SERVICES	42	696	453	£2.46m		647	420	£1.69m		667	434	£0.86m	4665			
<b>ZONE 7 Portsoy TC</b>																
Convenience																
	1	372	242	£5,924	£1.43m								372	242	£1.43m	
	2	88	57	£5,446	£0.31m								88	57	£0.31m	
	3	460	299	£1.74m		0	0						460	299	£1.74m	
Comparison	5					281	182	£4,029	£0.73m	302	196	£1,991	583	379	£1.13m	
Total Floorspace (Retail Goods)	8	460	299	£1.74m		281	182	£0.73m		302	196	£0.39m	1042	677	£4.61m	
Retail Services	12												1049			
Vacant	1												26			
ALL RETAIL GOODS AND SERVICES	21	460	299	£1.74m		281	182	£0.73m		302	196	£0.39m	2117			
<b>ZONE 7 Remainder</b>																
Convenience																
	1	1505	1052	£8,354	£8.79m	376	226						1881	1315	£8.79m	
	3	195	127	£3,350	£0.42m								195	127	£0.42m	
	4	195	1179	£9.21m		82	53	£1,511	£0.08m	127	82	£830	209	136	£0.15m	
Comparison	8	195	1179	£9.21m		458	279	£1,511	£0.08m	127	82	£0.07m	2285	1577	£9.36m	
Total Floorspace (Retail Goods)	8	195	1179	£9.21m		458	279	£0.08m		127	82	£0.07m	2285	1577	£9.36m	
Retail Services	5												593			
Vacant	2												130			
ALL RETAIL GOODS AND SERVICES	15	195	1179	£9.21m		458	279	£0.08m		127	82	£0.07m	3008			
<b>ZONE 7</b>																
	180	6219	5094	£33.70m		4070	2626	£13.96m		3984	2589	£6.72m	32153			
<b>ZONE 8 includes Cumniestown &amp; New Deer</b>																
Convenience																
	2	356	231	£4,988	£1.15m								356	231	£1.15m	
Comparison	4					166	108	£128	£0.01m	590	383	£688	755	491	£0.28m	
Total Floorspace (Retail Goods)	6	356	231	£1.15m		166	108	£0.01m		590	383	£0.26m	1111	722	£1.43m	
Retail Services	6												340			
Vacant	6															
ALL RETAIL GOODS AND SERVICES	12	356	231	£1.15m		166	108	£0.01m		590	383	£0.26m	1451			
<b>ZONE 8</b>																
	12	356	231	£1.15m		166	108	£0.01m		590	383	£0.26m	1451			
<b>ZONE 9 includes Rothienorman and Fyvie</b>																
Convenience																
	4	787	511	£2,883	£1.47m								787	511	£1.47m	
Comparison	2					113	74	£130	£0.01m				113	74	£0.01m	
Total Floorspace (Retail Goods)	6	787	511	£1.47m		113	74	£0.01m					900	585	£1.48m	
Retail Services	9												476			
Vacant	3												147			
ALL RETAIL GOODS AND SERVICES	18	787	511	£1.47m		113	74	£0.01m					1523			
<b>ZONE 9</b>																
	18	787	511	£1.47m		113	74	£0.01m		0	0	£0.00m	1523			
<b>ZONE 10 Fraserburgh Town Centre</b>																
Convenience																
	1	1109	832	£4,857	£4.04m								1109	832	£4.04m	
	1	349	261	£4,649	£1.22m								349	261	£1.22m	
	13	1888	1416	£6,338	£8.98m								1888	1416	£8.98m	
	15	3346	2510	£14.23m									3346	2510	£14.23m	
Comparison	60					6045	3929	£3,844	£15.10m	6110	3971	£3,383	12154	7900	£28.54m	
Total Floorspace (Retail Goods)	75	3346	2510	£14.23m		6045	3929	£15.10m		6110	3971	£13.43m	15500	10410	£42.77m	
Retail Services	87												3139			
Vacant	16												853			
ALL RETAIL GOODS AND SERVICES	178	3346	2510	£14.23m		6045	3929	£15.10m		6110	3971	£13.43m	19491			
<b>ZONE 10 Fraserburgh South Harbour Road area</b>																
Convenience																
	1	4223	2745	£8,101	£22.24m	1810	1176	£6,448	£7.59m				6033	3922	£29.82m	
	1	1320	1029	£5,096	£5.24m	330	257	£4,056	£1.04m				1650	1286	£6.25m	
	1					834	542	£11,532	£6.25m				834	542	£6.25m	
	1									380	285	£1,921	8517	5750	£42.91m	
Comparison	4	5543	3774	£27.48m		2974	1976	£14.88m		380	285	£0.55m	8517	5750	£42.91m	
Total Floorspace (Retail Goods)	4	5543	3774	£27.48m		2974	1976	£14.88m		380	285	£0.55m	8517	5750	£42.91m	
Retail Services	4															
Vacant	4															
ALL RETAIL GOODS AND SERVICES	4	5543	3774	£27.48m		2974	1976	£14.88m		380	285	£0.55m	8517	5750	£42.91m	
<b></b>																





**TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>ZONE 16 Inverurie TC</b>																
Convenience																
	1	3481	2263	£13,573	£30.71m	2321	1509	£11,648	£17.57m				5802	3771	£48.28m	
	1	1206	843	£14,678	£12.37m	301	211	£12,596	£2.65m				1507	1054	£15.03m	
	1	1042	729	£11,396	£8.31m	55	38	£9,779	£0.38m				1096	768	£8.68m	
	1	1067	869	£8,539	£7.42m	267	217	£7,327	£1.59m				1333	1086	£9.01m	
	1	1347	1153	£7,790	£8.98m								1347	1153	£8.98m	
	1	699	559	£8,138	£4.55m								699	559	£4.55m	
	16	1923	1250	£10,620	£13.27m								1923	1250	£13.27m	
	22	10764	7665		£86.62m	2944	1975		£22.19m				13708	9640	£107.81m	
Comparison																
	57					9702	6306	£6,944	£43.79m	7477	5608	£5,235	£29.36m	17179	11914	£73.15m
	1					1333	666	£20,832	£13.88m					1333	666	£13.88m
	1									385	289	£6,438	£1.86m	385	289	£1.86m
	1					581	436	£6,944	£3.03m					581	436	£3.03m
	1									809	607	£5,374	£3.26m	809	607	£3.26m
	1													822	617	£6.02m
	1	164	123	£7,775	£0.96m	657	493	£10,264	£5.06m					822	617	£6.02m
	1									2627	1970	£1,901	£3.74m	2627	1970	£3.74m
	1									1224	918	£17,043	£15.65m	1224	918	£15.65m
	1													24959	17416	£120.59m
	64	164	123		£0.96m	12273	7901		£65.76m	12522	9391		£53.87m	38667	27056	£228.39m
<b>Total Floorspace (Retail Goods)</b>	<b>86</b>	<b>10928</b>	<b>7789</b>		<b>£86.57m</b>	<b>15217</b>	<b>9876</b>		<b>£87.95m</b>	<b>12522</b>	<b>9391</b>		<b>£53.87m</b>	<b>48542</b>		
Retail Services	68															
Vacant	6															
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>160</b>	<b>10928</b>	<b>7789</b>		<b>£86.57m</b>	<b>15217</b>	<b>9876</b>		<b>£87.95m</b>	<b>12522</b>	<b>9391</b>		<b>£53.87m</b>	<b>48542</b>		
<b>ZONE 16 Kemnay TC</b>																
Convenience																
	1	559	364	£10,409	£3.78m								559	364	£3.78m	
	5	689	448	£9,568	£4.29m								689	448	£4.29m	
	6	1248	811		£8.07m								1248	811	£8.07m	
Comparison																
	3					276	180	£5,555	£1.00m				276	180	£1.00m	
<b>Total Floorspace (Retail Goods)</b>	<b>9</b>	<b>1248</b>	<b>811</b>		<b>£8.07m</b>	<b>276</b>	<b>180</b>		<b>£1.00m</b>				<b>1525</b>	<b>991</b>	<b>£9.07m</b>	
Retail Services	11															
Vacant	1															
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>21</b>	<b>1248</b>	<b>811</b>		<b>£8.07m</b>	<b>276</b>	<b>180</b>		<b>£1.00m</b>				<b>2566</b>			
<b>ZONE 16 Remainder</b>																
Convenience																
	1	2784	1448	£11,122	£16.10m	696	362	£9,544	£3.45m	5944	4755	£1,510	£7.18m	3480	1810	£19.56m
Comparison																
	1					339	204	£2,083	£0.42m					5944	4755	£7.18m
	2													339	204	£0.42m
	3													6283	4959	£7.61m
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>2784</b>	<b>1448</b>		<b>£16.10m</b>	<b>1035</b>	<b>566</b>		<b>£3.88m</b>	<b>5944</b>	<b>4755</b>		<b>£7.18m</b>	<b>9763</b>	<b>6768</b>	<b>£27.16m</b>
Retail Services	5													720		
Vacant	1															
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>9</b>	<b>2784</b>	<b>1448</b>		<b>£16.10m</b>	<b>1035</b>	<b>566</b>		<b>£3.88m</b>	<b>5944</b>	<b>4755</b>		<b>£7.18m</b>	<b>10484</b>		
<b>ZONE 16</b>																
	190	14960	10048		£110.74m	16529	10621		£92.83m	18466	14147		£61.05m	61581		
<b>ZONE 17</b>																
<i>includes Torphins &amp; Lumphanan</i>																
Convenience																
	5	935	608	£4,565	£2.78m									935	608	£2.78m
Comparison																
	1					123	80	£223	£0.02m	5207	3384	£390	£1.32m	5329	3464	£1.34m
<b>Total Floorspace (Retail Goods)</b>	<b>2</b>	<b>935</b>	<b>608</b>		<b>£2.78m</b>	<b>123</b>	<b>80</b>		<b>£0.02m</b>	<b>5207</b>	<b>3384</b>		<b>£1.32m</b>	<b>6265</b>	<b>4072</b>	<b>£4.11m</b>
Retail Services	10													1161		
Vacant	1															
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>12</b>	<b>935</b>	<b>608</b>		<b>£2.78m</b>	<b>123</b>	<b>80</b>		<b>£0.02m</b>	<b>5207</b>	<b>3384</b>		<b>£1.32m</b>	<b>7426</b>		
<b>ZONE 17</b>																
	12	935	608		£2.78m	123	80		£0.02m	5207	3384		£1.32m	7426		
<b>ZONE 18 Westhill Town Centre</b>																
Convenience																
	1	1425	855	£9,323	£7.97m	75	195	£6,626	£1.29m					1500	1050	£9.26m
Comparison																
	1	1343	873	£12,009	£10.48m	336	218	£8,535	£1.86m					1679	1091	£12.35m
	3	456	274	£7,828	£2.14m									456	274	£2.14m
	5	3224	2002		£20.60m									3635	2415	£23.75m
Comparison																
	1	183	128	£6,361	£0.81m	732	512	£6,955	£3.56m					915	640	£4.38m
	8					658	427	£3,764	£1.61m	80	52	£1,859	£0.10m	738	479	£1.71m
	9	183	128		£0.81m	1389	940		£5.17m	80	52		£0.10m	1652	1120	£6.08m
<b>Total Floorspace (Retail Goods)</b>	<b>14</b>	<b>3407</b>	<b>2130</b>		<b>£21.41m</b>	<b>1800</b>	<b>1353</b>		<b>£8.33m</b>	<b>80</b>	<b>52</b>		<b>£0.10m</b>	<b>5287</b>	<b>3535</b>	<b>£29.83m</b>
Retail Services	16													1803		
Vacant	6													780		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>36</b>	<b>3407</b>	<b>2130</b>		<b>£21.41m</b>	<b>1800</b>	<b>1353</b>		<b>£8.33m</b>	<b>80</b>	<b>52</b>		<b>£0.10m</b>	<b>7871</b>		
<b>ZONE 18 Remainder</b>																
Convenience																
	2	1186	771	£4,816	£3.71m									1186	771	£3.71m
Comparison																
	1	3438	2501	£11,104	£27.77m	1228	697	£7,892	£5.50m	246	375	£6,931	£2.60m	4911	3573	£35.87m
	3	4624	3272		£31.49m					246	375			6097	4344	£39.59m
Comparison																
	1	4077	2650	£6,537	£17.32m	3495	2621	£2,823	£7.40m	4077	2650	£1,446	£3.83m	11648	7921	£28.55m
	1													2536	2282	
	1	4077	2650		£17.32m					4077	2650			11648	7921	£28.55m
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>8701</b>	<b>5922</b>		<b>£48.81m</b>	<b>4722</b>	<b>3318</b>		<b>£12.90m</b>	<b>4322</b>	<b>3025</b>		<b>£6.43m</b>	<b>17746</b>	<b>12265</b>	<b>£68.14m</b>
Retail Services	2													536		
Vacant	1															
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>6</b>	<b>8701</b>	<b>5922</b>		<b>£48.81m</b>	<b>4722</b>	<b>3318</b>		<b>£12.90m</b>	<b>4322</b>	<b>3025</b>		<b>£6.43m</b>	<b>18282</b>		
<b>ZONE 18</b>																
	42	12108	8052		£70.22m	6522	4671		£21.23m	4402	3077		£10.01m	26152		
<b>ZONE 19 Banchory TC</b>																
Convenience																
	7	531	345	£7,974	£2.75m									531	345	£2.75m
Comparison																
	29					3888	2527	£3,497	£8.84m	584	380	£4,730	£1.80m	4472	2907	

**TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m
<b>ZONE 21 Stonehaven TC</b>																
Convenience	13	1624	1055	£8,402	£8.87m											
Comparison	41					3580	2327	£5,684	£13.23m	638	414	£5,653	£2.34m	1624	1055	£8.87m
<b>Total Floorspace (Retail Goods)</b>	<b>54</b>	<b>1624</b>	<b>1055</b>		<b>£8.87m</b>	<b>3580</b>	<b>2327</b>		<b>£13.23m</b>	<b>638</b>	<b>414</b>		<b>£2.34m</b>	<b>4218</b>	<b>2742</b>	<b>£15.57m</b>
Retail Services	66													5369		
Vacant	4													232		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>124</b>	<b>1624</b>	<b>1055</b>		<b>£8.87m</b>	<b>3580</b>	<b>2327</b>		<b>£13.23m</b>	<b>638</b>	<b>414</b>		<b>£2.34m</b>	<b>11442</b>		
<b>ZONE 21 Remainder Stonehaven</b>																
Convenience	1	1417	850	£8,235	£7.00m	157	94	£7,312	£0.69m					1574	945	£7.69m
Comparison	5	599	390	£4,657	£1.81m									599	390	£1.81m
<i>Ury Estate - not committed</i>														2174	1334	£9.51m
<i>Other Convenience</i>						157	94		£0.69m					115	75	£0.13m
<b>Total Convenience</b>	<b>6</b>	<b>2016</b>	<b>1240</b>		<b>£8.81m</b>									<b>2288</b>	<b>1409</b>	<b>£9.63m</b>
Comparison	4					115	75	£1,705	£0.13m					1079		
<b>Total Floorspace (Retail Goods)</b>	<b>10</b>	<b>2016</b>	<b>1240</b>		<b>£8.81m</b>	<b>115</b>	<b>75</b>		<b>£0.13m</b>					<b>1158</b>		
Retail Services	15													198		
Vacant	0													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>25</b>	<b>2016</b>	<b>1240</b>		<b>£8.81m</b>	<b>272</b>	<b>169</b>		<b>£0.82m</b>					<b>3367</b>		
<b>ZONE 21</b>	<b>149</b>	<b>3640</b>	<b>2295</b>		<b>£17.68m</b>	<b>3852</b>	<b>2496</b>		<b>£14.05m</b>	<b>638</b>	<b>414</b>		<b>£2.34m</b>	<b>14809</b>		
<b>ZONE 22 Laurencekirk TC</b>																
Convenience	1	649	422	£6,145	£2.59m									649	422	£2.59m
Comparison	3	348	226	£5,649	£1.28m									348	226	£1.28m
<i>Scotmid</i>														997	648	£3.87m
<i>Others</i>						713	464	£3,779	£1.75m	47	31	£6,033	£0.18m	760	494	£1.94m
<b>Total Convenience</b>	<b>4</b>	<b>997</b>	<b>648</b>		<b>£3.87m</b>	<b>713</b>	<b>464</b>		<b>£1.75m</b>	<b>47</b>	<b>31</b>		<b>£0.18m</b>	<b>1757</b>	<b>1142</b>	<b>£5.81m</b>
Comparison	9													1158		
<b>Total Floorspace (Retail Goods)</b>	<b>13</b>	<b>997</b>	<b>648</b>		<b>£3.87m</b>	<b>713</b>	<b>464</b>		<b>£1.75m</b>	<b>47</b>	<b>31</b>		<b>£0.18m</b>	<b>1158</b>		
Retail Services	22													198		
Vacant	3													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>38</b>	<b>997</b>	<b>648</b>		<b>£3.87m</b>	<b>713</b>	<b>464</b>		<b>£1.75m</b>	<b>47</b>	<b>31</b>		<b>£0.18m</b>	<b>3114</b>		
<b>ZONE 22 Inverberie TC</b>																
Convenience	1	449	292	£6,145	£1.79m									449	292	£1.79m
Comparison	3	349	227	£4,717	£1.07m									349	227	£1.07m
<i>Scotmid</i>														798	519	£2.86m
<i>Others</i>						1179	766	£2,834	£2.17m					1179	766	£2.17m
<b>Total Convenience</b>	<b>4</b>	<b>798</b>	<b>519</b>		<b>£2.86m</b>	<b>1179</b>	<b>766</b>		<b>£2.17m</b>					<b>1977</b>	<b>1285</b>	<b>£5.04m</b>
Comparison	5													582		
<b>Total Floorspace (Retail Goods)</b>	<b>9</b>	<b>798</b>	<b>519</b>		<b>£2.86m</b>	<b>1179</b>	<b>766</b>		<b>£2.17m</b>					<b>1532</b>		
Retail Services	8													41		
Vacant	1													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>18</b>	<b>798</b>	<b>519</b>		<b>£2.86m</b>	<b>1179</b>	<b>766</b>		<b>£2.17m</b>					<b>2580</b>		
<b>ZONE 22 Remainder includes fettercairn, St Cyrus, Johnshaven &amp; Gourdon</b>																
Convenience	8	1924	1250	£3,475	£4.35m									1924	1250	£4.35m
Comparison	2					164	106	£1,417	£0.15m					164	106	£0.15m
<b>Total Floorspace (Retail Goods)</b>	<b>10</b>	<b>1924</b>	<b>1250</b>		<b>£4.35m</b>	<b>164</b>	<b>106</b>		<b>£0.15m</b>					<b>2087</b>	<b>1357</b>	<b>£4.50m</b>
Retail Services	10													842		
Vacant	1													36		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>21</b>	<b>1924</b>	<b>1250</b>		<b>£4.35m</b>	<b>164</b>	<b>106</b>		<b>£0.15m</b>					<b>2965</b>		
<b>ZONE 22</b>	<b>77</b>	<b>3719</b>	<b>2417</b>		<b>£11.08m</b>	<b>2056</b>	<b>1336</b>		<b>£4.07m</b>	<b>47</b>	<b>31</b>		<b>£0.18m</b>	<b>8660</b>		
<b>ZONE 23 Bridge of Don Retail Park</b>																
Convenience	1	1484	964	£7,794	£7.52m									1484	964	£7.52m
Comparison	1									1043	782	£7,774	£6.08m	1043	782	£6.08m
<i>M&amp;S Foodhall</i>										727	545	£2,034	£1.11m	727	545	£1.11m
<i>Pets @ Home</i>														1238	929	£1.23m
<i>Carpetright</i>														3008	2256	£3.01m
<i>Home Bargains</i>						990	743	£12,789	£9.50m	1770	1328	£7,199m		4492	3221	£5.20m
<b>Total Comparison</b>	<b>3</b>	<b>248</b>	<b>186</b>	<b>£5,317</b>	<b>£0.99m</b>	<b>990</b>	<b>743</b>		<b>£9.50m</b>	<b>1770</b>	<b>1328</b>		<b>£7.19m</b>	<b>4492</b>	<b>3221</b>	<b>£5.20m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>1731</b>	<b>1150</b>		<b>£8.50m</b>	<b>990</b>	<b>743</b>		<b>£9.50m</b>	<b>1770</b>	<b>1328</b>		<b>£7.19m</b>	<b>6193</b>		
Retail Services	1													168		
Vacant	1													1532		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>6</b>	<b>1731</b>	<b>1150</b>		<b>£8.50m</b>	<b>990</b>	<b>743</b>		<b>£9.50m</b>	<b>1770</b>	<b>1328</b>		<b>£7.19m</b>	<b>6193</b>		
<b>ZONE 23 Denmore Road</b>																
Convenience	1									475	356	£4,300	£1.53m	475	356	£1.53m
Comparison	1									6581	5264	£2,939	£15.47m	6581	5264	£15.47m
<i>Screwfix</i>										4179	3134	£4,300	£13.48m	4179	3134	£13.48m
<i>Sterling Furniture</i>														11235	8755	£30.48m
<i>B&amp;Q</i>														153		
<b>Total Comparison</b>	<b>3</b>									<b>11235</b>	<b>8755</b>		<b>£30.48m</b>	<b>11235</b>	<b>8755</b>	<b>£30.48m</b>
<b>Total Floorspace (Retail Goods)</b>	<b>3</b>									<b>11235</b>	<b>8755</b>		<b>£30.48m</b>	<b>11388</b>		
Retail Services	1													0		
Vacant	1													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>4</b>									<b>11235</b>	<b>8755</b>		<b>£30.48m</b>	<b>11388</b>		
<b>Zone 23 Remainder</b>																
Convenience	3	245	160	£4,386	£0.70m									245	160	£0.70m
Comparison	3													245	160	£0.70m
<b>Total Floorspace (Retail Goods)</b>	<b>3</b>	<b>245</b>	<b>160</b>		<b>£0.70m</b>									<b>245</b>	<b>160</b>	<b>£0.70m</b>
Retail Services	8													1227		
Vacant	0													0		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>11</b>	<b>245</b>	<b>160</b>		<b>£0.70m</b>									<b>1473</b>		
<b>ZONE 23</b>	<b>21</b>	<b>1977</b>	<b>1310</b>		<b>£9.20m</b>	<b>990</b>	<b>743</b>		<b>£9.50m</b>	<b>13005</b>	<b>10083</b>		<b>£37.67m</b>	<b>19053</b>		
<b>ZONE 24N Dyce District Centre (ASDA)</b>																
Convenience	1	4810	2645	£12,423	£32.86m	3061	1683	£8,720	£14.68m	874	481	£24,549	£11.81m	8745	4810	£59.35m
Comparison	3	4810	2645	£32.86m		523	340	£10,349	£3.51m	874	481	£11.81m		8745	4810	£59.35m
<i>ASDA</i>														533	340	£3.51m
<i>Other Comparison</i>						3583	2023	£18.19m		874	481	£11.81m		9267	5149	£62.86m
<b>Total Comparison</b>	<b>4</b>	<b>4810</b>	<b>2645</b>		<b>£32.86m</b>	<b>3583</b>	<b>2023</b>		<b>£18.19m</b>	<b>874</b>	<b>481</b>		<b>£11.81m</b>	<b>10125</b>		
<b>Total Floorspace (Retail Goods)</b>	<b>4</b>	<b>4810</b>	<b>2645</b>		<b>£32.86m</b>	<b>3583</b>	<b>2023</b>		<b>£18.19m</b>	<b>874</b>	<b>481</b>		<b>£11.81m</b>	<b>10125</b>		
Retail Services	4													375		
Vacant	4													483		
<b>ALL RETAIL GOODS AND SERVICES</b>	<b>12</b>	<b>4810</b>	<b>2645</b>		<b>£32.86m</b>	<b>3583</b>	<b>2023</b>		<b>£18.19m</b>	<b>874</b>	<b>481</b>		<b>£11.81m</b>	<b>10125</b>		
<b>ZONE 24N Remainder incl Dyce Local Centre</b>																
Convenience	5	1188	772	£8,003	£6.18m											



**TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038  
2021 Prices**

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Total Turnover £m	
<b>ZONE 29S Garthdee</b>																
Convenience																
	1	5686	3127	£10,930	£34.18m	7819	4300	£8,832	£37.98m	711	391	£15,781	£6.17m	14216	7819	£78.33m
	1	4638	2783	£12,850	£35.76m	2706	1623	£10,384	£16.86m	387	232	£18,554	£4.30m	7731	4638	£56.92m
	2	10325	5911	£12,850	£69.95m	10524	5924	£10,384	£54.84m	1097	623	£18,554	£10.47m	21947	12457	£135.26m
Comparison																
	1					1605	1043	£5,762	£6.01m	1621	1216	£21,784	£26.49m	1605	1043	£6.01m
	1									12552	10042	£3,799	£38.15m	12552	10042	£38.15m
	1									14173	11257		£64.63m	15778	12301	£64.63m
	3	0	0		£0.00m	1605	1043							15778	12301	£64.63m
Total Floorspace (Retail Goods)	5	10325	5911		£69.95m	12130	6967		£54.84m	15270	11880		£75.10m	37725	24758	£199.89m
Retail Services	0													0		
Vacant	0													0		
ALL RETAIL GOODS AND SERVICES	5	10325	5911		£69.95m	12130	6967		£54.84m	15270	11880		£75.10m	37725	24758	£199.89m
<b>ZONE 29S Cults</b>																
Convenience																
	1	974	633	£15,023	£9.51m	108	70	£12,139	£0.85m					1082	703	£10.36m
	1	576	375	£12,056	£4.52m									576	375	£4.52m
	1	69	45	£8,431	£0.38m									69	45	£0.38m
	3	1619	1052	£15,023	£14.40m	108	70	£12,139	£0.85m					1727	1123	£11.23m
Comparison																
	7					708	460	£4,609	£2.12m					708	460	£2.12m
Total Floorspace (Retail Goods)	10	1619	1052		£14.40m	816	530		£2.97m					2435	1582	£17.37m
Retail Services	15													1341		
Vacant	1													125		
ALL RETAIL GOODS AND SERVICES	26	1619	1052		£14.40m	816	530		£2.97m					3900		
<b>ZONE 29S REMAINDER</b>																
Convenience																
	1	564	423	£7,171	£3.03m									564	423	£3.03m
	1	254	165	£9,801	£1.62m									254	165	£1.62m
	1	499	324	£9,172	£2.97m									499	324	£2.97m
	9	960	624	£5,651	£3.53m									960	624	£3.53m
	12	2276	1536	£7,171	£11.15m									2276	1536	£11.15m
Comparison																
	16					1458	948	£2,305	£2.18m	178	116	£2,574	£0.30m	1637	1064	£2.48m
Total Floorspace (Retail Goods)	28	2276	1536		£11.15m	1458	948		£2.18m	178	116		£0.30m	3913	2600	£13.63m
Retail Services	26													1801		
Vacant	2													82		
ALL RETAIL GOODS AND SERVICES	56	2276	1536		£11.15m	1458	948		£2.18m	178	116		£0.30m	5795		
<b>ZONE 29S</b>																
	87	14220	8499		£95.50m	14404	8445		£66.01m	15449	11996		£75.40m	47420		
<b>ZONE 30 Torry</b>																
Convenience																
	1	952	619	£6,411	£3.97m									952	619	£3.97m
	6	654	425	£7,837	£3.33m									654	425	£3.33m
	7	1607	1044	£6,411	£7.30m									1607	1044	£7.30m
Comparison																
	9					898	584	£7,080	£4.13m	95	62	£5,033	£0.31m	993	646	£4.44m
Total Floorspace (Retail Goods)	16	1607	1044		£7.30m	898	584		£4.13m	95	62		£0.31m	2600	1690	£11.75m
Retail Services	26													1806		
Vacant	14													839		
ALL RETAIL GOODS AND SERVICES	56	1607	1044		£7.30m	898	584		£4.13m	95	62		£0.31m	5245		
<b>ZONE 30 Beach Boulevard RP</b>																
Convenience																
	1	5092	2801	£9,154	£25.64m	3241	1782	£10,853	£19.34m	926	509	£11,871	£6.05m	9259	5092	£51.03m
	1	1236	803	£10,832	£8.70m	218	142	£12,842	£1.82m					1454	945	£10.52m
	1	919	690	£6,005	£4.14m									919	690	£4.14m
	3	7248	4294	£9,154	£38.48m	3459	1924	£10,853	£21.16m	926	509	£11,871	£6.05m	11632	6727	£65.69m
Comparison																
	1					367	238	£7,080	£1.69m	1085	814	£5,167	£4.20m	367	238	£1.69m
	1													1085	814	£4.20m
	1	217	163	£5,737	£0.93m	868	651	£10,465	£6.81m					928	696	£7.75m
	1					2442	1832	£5,664	£10.37m					2442	1832	£10.37m
	1					790	514	£5,664	£2.91m					790	514	£2.91m
	1									3621	2716	£3,485	£9.46m	3621	2716	£9.46m
	6	217	163		£0.93m	4467	3235		£21.78m	4706	3530		£13.67m	9233	6809	£36.38m
Total Floorspace (Retail Goods)	9	7465	4457		£39.42m	7926	5159		£42.95m	5632	4039		£19.71m	20866	13536	£102.08m
Retail Services	1													208		
Vacant	2													930		
ALL RETAIL GOODS AND SERVICES	12	7465	4457		£39.42m	7926	5159		£42.95m	5632	4039		£19.71m	22004		
<b>ZONE 30 Remainder (excl City Centre)</b>																
Convenience																
	1	633	411	£7,681	£3.16m									633	411	£3.16m
	1	368	239	£10,096	£2.41m									368	239	£2.41m
	1	404	263	£12,581	£3.30m									404	263	£3.30m
	19	2164	1406	£4,732	£6.66m									2164	1406	£6.66m
	22	3568	2319	£7,681	£15.53m									3568	2319	£15.53m
Comparison																
	1									1130	848	£6,190	£5.25m	1130	848	£5.25m
	1									596	447	£1,854	£0.83m	596	447	£0.83m
	1									473	355	£1,854	£0.66m	473	355	£0.66m
	25					1649	1072	£2,832	£3.03m	302	196	£1,936	£0.38m	1950	1268	£3.41m
	28	0	0		£0.00m	1649	1072		£3.03m	2500	1845		£7.11m	4149	2917	£15.15m
Total Floorspace (Retail Goods)	50	3568	2319		£15.53m	1649	1072		£3.03m	2500	1845		£7.11m	7717	5075	£25.68m
Retail Services	86													6706		
Vacant	11													1206		
ALL RETAIL GOODS AND SERVICES	147	3568	2319		£15.53m	1649	1072		£3.03m	2500	1845		£7.11m	15628		
<b>ZONE 30</b>																
	215	12640	7820		£62.25m	10473	6814		£50.11m	8227	5945		£27.14m	42877		
<b>ZONE 31 Portlethen Centre</b>																
Convenience																
	1	6504	3577	£8,892	£31.81m	2836	1560	£7,780	£12.13m	1500	825	£6,157	£5.08m	10839	5962	£49.02m
	1	1641	1147	£10,522	£12.07m	410	287	£9,206	£2.64m					2052	1434	£14.71m
	1	277	180	£6,859	£1.23m									277	180	£1.23m
	3	8422	4904	£8,892	£45.11m	3246	1846	£7,780	£14.77m					13168	7576	£64.97m
Comparison																
	1	389	292	£5,573	£1.63m	1256	942	£7,502	£7.06m	300	225</					

## Appendix B:

### Experian Area Comparison Report (Expenditure)

January 2024

<b>Retail Planner: Consumer Retail Expenditure (Coarse): 2021 Total Expenditure per Person (in 2021 prices) Comparison: Total Comparison per Person (Count)</b>					
	STUDY ZONE				
	Base: United Kingdom	1	2	3	4
<b>Total Comparison per Person (Total)</b>	<b>3,803</b>	<b>3,444</b>	<b>3,273</b>	<b>4,119</b>	<b>4,007</b>
Therapeutic appliances and equipment per Person	54	52	48	56	52
Small tools and miscellaneous accessories per Person	92	89	78	98	77
Small electrical household appliances per Person	29	29	28	34	35
Shoes and other footwear per Person	141	135	129	162	170
Recording media per Person	62	49	49	62	68
Pets and related products per Person	142	210	178	171	99
Other personal effects per Person	47	34	34	38	53
Medical goods and other pharmaceutical products per Person	138	132	126	144	148
Materials for maintenance and repair of the dwelling per Person	29	34	30	34	29
Major tools and equipment per Person	18	23	19	20	14
Major household appliances (electric or not) per Person	147	141	136	193	178
Jewellery, clocks and watches per Person	167	138	135	162	161
Household textiles per Person	117	111	106	128	129
Glassware, tableware and household utensils per Person	101	92	88	106	122
Gardens, plants and flowers per Person	111	129	112	144	94
Games, toys and hobbies; sport and camping; musical instruments per Person	359	394	370	409	315
Furniture and furnishings; carpets and other floor coverings per Person	431	286	292	428	403
Clothing materials and garments per Person	787	647	630	879	965
Books and stationery per Person	146	131	120	161	157
Bicycles per Person	29	33	30	24	23
Audio-visual, photographic and information processing equipment per Person	321	278	267	322	343
Appliances for personal care per Person	327	268	259	330	361
10% of Non-Durable household goods per Person	11	10	10	12	11
<b>TOTAL GENERAL COMPARISON</b>	<b>2,644</b>	<b>2,455</b>	<b>2,329</b>	<b>2,867</b>	<b>2,858</b>
<b>Retail Planner: Consumer Retail Expenditure (Coarse): 2021 Total Expenditure per Person (in 2021 prices) Other Aggregations: Core bulky goods per Person (Count)</b>					
	STUDY ZONE				
	Base: United Kingdom	1	2	3	4
<b>Core bulky goods per Person (Total)</b>	<b>1,160</b>	<b>989</b>	<b>944</b>	<b>1,251</b>	<b>1,148</b>
Other Bulky Goods per Person	856	675	666	900	883
Gardens, plants and flowers per Person	111	129	112	144	94
Core DIY Goods excluding gardening per Person	193	184	167	207	171
<b>Retail Planner: Consumer Retail Expenditure (Coarse): 2021 Total Expenditure per Person (in 2021 prices) Convenience: Total Convenience per Person (Count)</b>					
	STUDY ZONE				
	Base: United Kingdom	1	2	3	4
<b>Total Convenience per Person (Total)</b>	<b>2,753</b>	<b>3,170</b>	<b>2,993</b>	<b>3,136</b>	<b>3,189</b>
Tobacco per Person	367	646	629	568	567
Newspapers and periodicals per Person	51	82	71	67	57
Food and non-alcoholic beverages per Person	1,849	1,898	1,785	1,927	2,008
Alcohol (off-trade) per Person	387	452	422	465	456
90% of Non-Durable household goods per Person	100	91	86	109	102

## Appendix C:

### New Residential Areas – Indicative Convenience

### Floorspace Capacity Calculations:



**TABLE C.1: NEW EXPANSION AREAS/SETTLEMENTS - INDICATIVE CONVENIENCE CAPACITY CALCULATIONS**

Town	Sites	Zone	Site Capacity Units	Existing Population <800m	Total Popn (full dvpt)	Total Av Exp Convenience 2028 £m	MFS @ 75%	Market Share MFS	MFS Potential	TUS @ 25%	Market Share TUS	TUS Potential	Convenience Floorspace Potential						
													MFS NFA	MFS GFA	TUS NFA	TUS GFA	Total NFA	Total GFA	
Blackdog	OP1	Blackdog	14	600	201	1551	£4.4m	£3.3m	100%	£3.3m	£1.1m	100%	£1.1m	331 Sq M	551 Sq M	110 Sq M	170 Sq M	441 Sq M	720 Sq M
Chapelton	OP1	Chapelton	20E	4045	166	9267	£26.3m	£19.8m	75%	£14.8m	£6.6m	100%	£6.6m	1,481 Sq M	2,469 Sq M	658 Sq M	1,013 Sq M	2,140 Sq M	3,482 Sq M
Aberdeen	OP9 (7k units)	Bridge of Don/Grandhome	25	7000	0	13860	£40.1m	£30.0m	50%	£15.0m	£10.0m	75%	£7.5m	1,502 Sq M	2,503 Sq M	751 Sq M	1,155 Sq M	2,253 Sq M	3,659 Sq M
Aberdeen	OP9 (5k units)	Bridge of Don/Grandhome	25	4920	0	9742	£28.2m	£21.1m	50%	£10.6m	£7.0m	75%	£5.3m	1,056 Sq M	1,760 Sq M	528 Sq M	812 Sq M	1,584 Sq M	2,572 Sq M
Aberdeen	OP20,21,22	Dyce/Bucksburn/Woodside	24N, 24S	4440	0	8791	£25.4m	£19.1m	50%	£9.5m	£6.4m	75%	£4.8m	953 Sq M	1,588 Sq M	476 Sq M	733 Sq M	1,429 Sq M	2,321 Sq M
Aberdeen	OP31,32,33	Maidencraig and Greenfean:	29N	2100	0	4158	£12.0m	£9.0m	50%	£4.5m	£3.0m	75%	£2.3m	451 Sq M	751 Sq M	225 Sq M	347 Sq M	676 Sq M	1,098 Sq M
Aberdeen	OP38	Countesswells	29N,29S	3000	0	5940	£17.2m	£12.9m	50%	£6.4m	£4.3m	75%	£3.2m	644 Sq M	1,073 Sq M	322 Sq M	495 Sq M	966 Sq M	1,568 Sq M
Aberdeen	OP59	Loirston & Charleston	32	1500	0	2970	£8.6m	£6.4m	50%	£3.2m	£2.1m	75%	£1.6m	322 Sq M	536 Sq M	161 Sq M	248 Sq M	483 Sq M	784 Sq M

**TABLE C.2: ABERDEENSHIRE RESIDENTIAL SITES - CONVENIENCE MARKET POTENTIAL - TEST YEAR 2028**

Town	Sites	Zone	Wider Conv Capacity?	Site Capacity Units	Existing Population <800m	Total Popn (full dvpt)	Total Av Exp Convenience 2028 £m	TAE Top-Up @25%	Mkt Share Top-Up	Total Conv Potential £m	NFA Conv	GFA Conv	Potential	TOTAL MARKET POTENTIAL FOR RETAIL + SERVICES	Comment
Banff	OP1+OP2	Goldenknowes + Colleonard Rd	7	No	600	1418	£7.87m	£1.97m	40%	£0.79m	93 Sq M	142 Sq M	Yes	2-4 units; ca. 200-300 sq m GFA	Some overlap with TC walk-in catchment; Part approval for Kirkton
Ellon	OP1	Cromleybank	13	No	980	381	£7.35m	£1.84m	50%	£0.92m	108 Sq M	166 Sq M	Limited	2-4 units; ca. 200-300 sq m GFA	Some overlap with TC. Pre-app submitted 2023.
Fraserburgh	OP1*	Kirkton	10	No	600	2561	£10.61m	£2.65m	50%	£1.33m	156 Sq M	240 Sq M	Yes	Up to 6-7 units, 400-500 sq m GFA	Limited overlap with existing. Either OP1 or OP2. Both sites part developed but land remaining.
Fraserburgh	OP2*	West of Boothby Road	10	No	393	3276	£11.29m	£2.82m	50%	£1.41m	166 Sq M	255 Sq M	Yes	Up to 6-7 units, 400-500 sq m GFA	
Inverurie	OP5	Crichie	16	No	737	1313	£8.44m	£2.11m	60%	£1.27m	149 Sq M	229 Sq M	Yes	3-5 units; ca. 300-500 sq m GFA	Limited choice or competition; but levels issue. PP submitted not determined
Peterhead	OP1	Inverugue Meadows**	11	No	949	953	£8.37m	£2.09m	60%	£1.26m	148 Sq M	227 Sq M	Yes	2-4 units; ca. 200-300 sq m GFA	Southern part accessible to Asda. Appn submitted 2022 - not determined
Turriff	OP1	Wood of Delgaty	6	Yes	450	1547	£6.94m	£1.74m	33%	£0.57m	67 Sq M	104 Sq M	Limited	1-2 units ca, 100-200 sq m GFA	Relatively close to TC. Consents for minimum no. of units. Pre-app enquiry 2015.
Turriff	OP2	Shannocks View	6	Yes	231	1163	£4.56m	£1.14m	33%	£0.38m	44 Sq M	68 Sq M	No		Relatively close to TC. PP granted 2022. Not progressed yet.
Kintore	OP1	Kintore East	16	No	1000	62	£6.57m	£1.64m	50%	£0.82m	97 Sq M	149 Sq M	Yes	2-4 units; ca. 200-300 sq m GFA	Limited overlap with existing/proposed. P App for 600 units submitted 2022, decision pending