

Cornwall Monitoring Report

Penzance Town Report

December 2021

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1 Penzance Town Centre Survey

1.1 The annual survey for the towns was conducted in August this year to capture maximum occupancy during the summer months. Shops had re-opened but some offices within both A2 and B1a use had reduced hours or were continuing to offer an 'appointment only' service. Updated maps and tables detailing the town centre uses along with the retail sector data are appended to this report.

1.2 Penzance is the second largest centre in Cornwall after Truro, with 377 units. The quantity of units by use class has been surveyed over the last 10 years and the type and quantity of uses is recorded in Table 1 below. A net loss of 3 units have been removed from the survey since last year. One from New Street after converting to residential use and two from the top of Causewayhead to provide space for the portacabins associated with the Creative Hub construction. The vacant unit (previously a fishmonger) at the bottom of Albert Street has also gone, now merged with Body Ace gym. This loss was offset by the gain recorded from storage unit now in community use by Growing Links CIC providing a Street Food hub on Guildhall Road.

Table 1 Town Centre Uses by Survey Year

Survey Year	A1	A2	A3	A4	A5	B1a	D1	D2	Vacant	Sui generis	Total	% Vacancy	% Cornwall Vacant
2021	198	30	27	14	11	7	15	8	56	11	377	15.0	12.1
2020	202	31	29	13	11	5	14	8	56	11	380	14.7	13.2
2019	204	33	31	13	10	6	13	9	51	12	382	13.4	11.2
2018	215	32	31	13	11	5	13	8	51	10	389	13.1	10.4
2017	219	31	29	13	10	4	14	7	50	10	387	12.9	9.6
2016	216	31	31	13	11	4	15	6	49	11	387	12.7	9.4
2015	211	31	28	13	12	9	12	6	54	12	388	13.9	9.1
2014	219	43	31	13	11	12	11	6	44	8	398	11.1	8.6
2013	222	46	29	14	10	10	10	6	44	7	398	11.1	8.4
2012	227	40	28	17	10	9	3	5	40	7	386	10.4	8.7

1.3 The data shows a continued reduction to the number of units within A1 retail use, to its lowest recorded figure. There was also no improvement to the vacancy rate which remained the same as last year with 56 units unoccupied. National retailers to vacate the town since last year's survey include Edinburgh Woollen Mill, Shoe Zone, Burtons and Tui. Independent retailers such as Clarendon Imports, Red Rose Textiles,

a hair salon and a newsagent also closed down. Other losses to the town were a dental laboratory and the bike training centre which relocated out of the town.

1.4 There are now 9 vacant units within the Wharfside Shopping Centre. The exodus begun in 2019 with the loss of Argos, Game and New Look. Then in 2020, by the closure of Claire's Accessories and Carphone Warehouse. Lou's Shoes and Whirlwind Sports also left in 2020 but relocated into Market Square. This year, Salt Rock relocated into Market Jew Street but has been replaced by Branded Outlet. The first-floor former office and café area has recently obtained consent to be redeveloped for housing.

1.5 New A1 businesses to Penzance include an E-bike hire shop, shops selling vintage clothes, antiques, lifestyle, childrenswear, a charity shop and a retail art gallery. Lazy Sundays took over DJ Andrewartha's furniture store, Fish Boy opened a second shop within the former Steckfenster's vintage shop and The Vault re-opened. Also new to the town were a confectionary and a donut bar.

1.6 As with all town centres A1 retail uses continue to be the dominant use and this has seen little change in recent years with A1 retail retaining about 54-57% of the total units in Penzance. However, since 2019 this reduced to 53% and this year's survey it is down to 52.5% and although at its lowest proportion is still performing above the average of 48% calculated for Cornwall. The proportion of A1 uses that make up the Prime Shopping Area has also reduced from 60% in 2017 down to 56.8% this year, although again, is still performing above this year's average of 51.8%.

Convenience, Comparison and Service uses within the Town Centre.

1.7 To measure the diversity of a town centre the A Class retail element is split into three main categories; convenience, comparison and service uses. The 'health' of the town can be monitored by tracking the proportion of these sectors over time, and comparisons with other towns can be drawn. This method discounts non-retail premises such as community and leisure facilities, clinics, surgeries and B1a offices therefore reducing the number of units monitored. The results from the surveys conducted over the last 6 years can be seen in Table 2 below.

1.8 Penzance's convenience sector has increased by a net gain of 1 unit compared to last year. A new sweet shop and a donut shop opened offset by the loss of The Grapevine; a home brewery shop which was one of the units demolished to facilitate the Creative Hub development. The convenience sector share is performing marginally below the Cornwall average and 2% below the rate recorded nationally in 2020.

Table 2 Retail Sector Uses in Penzance Town Centre 2016-21

Sector	2016		2017		2018		2019		2020		2021		Cornwall Average 2021	National Average 2020
	No	%	No	%	No	%	No	%	No	%	No	%		
Convenience	28	7.8	31	8.6	29	8.1	28	8	27	7.7	28	8.1	8.7	10
Comparison	162	45.3	163	45.4	156	43.3	148	42.2	147	42	147	42.5	36.8	34.2
Service	117	32.7	114	31.8	123	34.2	123	35	120	34.3	114	32.9	40.2	39.1
Vacant	49	13.7	50	13.9	51	14.2	51	14.5	56	16	56	16.2	13.7	15.6
Miscellaneous	2	0.6	1	0.3	1	0.3	1	0.3	1	0.3	1	0.3	0.8	1.2
Total	358	100	359	100	360	100	351	100	351	100	346	100	100	100

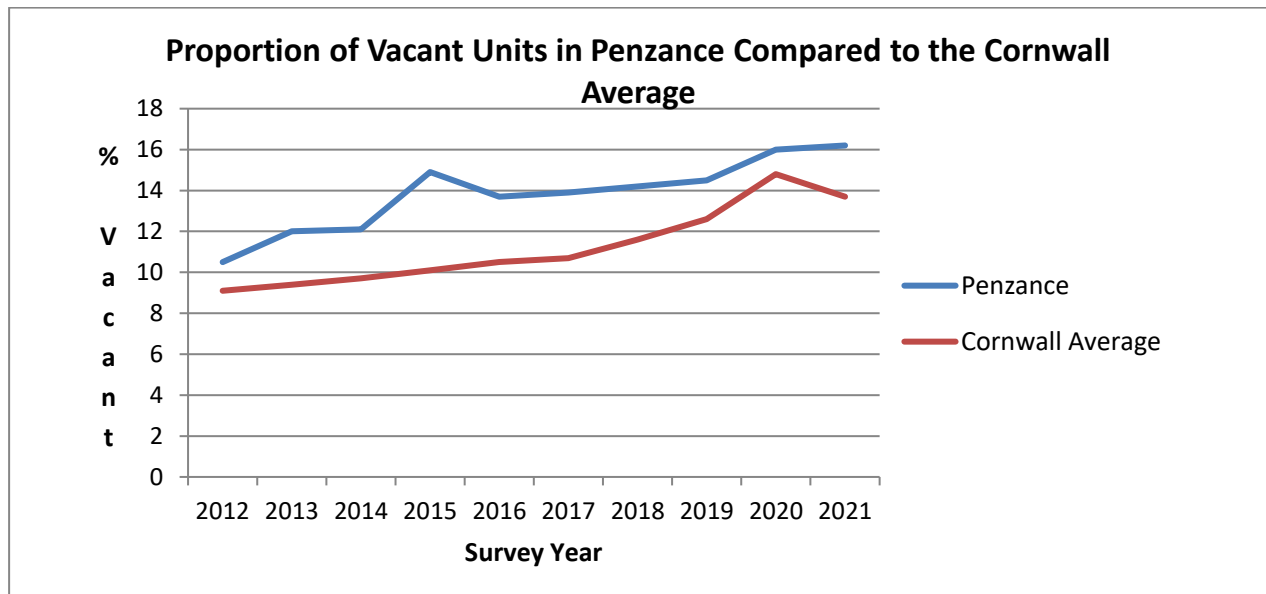
Source: CC Surveys: 2016- 2021 Experian GOAD National Average August 2020

1.9 The comparison sector has reduced by 15 units since 2016 but recorded no change from last year and amounts to 42.5% of the sector share. Penzance remains in the top quartile of Cornish centres and is performing better than the Cornish and national average in terms of its comparison offer. The service sector has marginally reduced and it continues to have a lower proportion than the average compared to the rest of Cornwall. Indeed, it has the second smallest service sector of all the towns. Closures within this sector include a travel agent, a hair salon, two cafes and Penwith Funeral Services which was the other unit demolished to facilitate the Creative Hub development. The vacancy rate remains a cause for concern and is discussed in further detail below.

1.10 The town's annual vacancy rate collected over the Plan period is plotted in the chart below and compared to the Cornwall average. Penzance has been under performing in terms of its high vacancy rates compared to other Cornish towns. In 2019 it had the fourth highest rate but post pandemic it is now in the mid-range reflecting the tough retail climate also impacting on a greater number of the other towns. The vacancy rate is nearly 3% above the average and also surpasses the national rate recorded in August after the first lockdown.

1.11 The graph shows that vacancy rates have risen continuously since 2012 and peaked at nearly 5% above the average in 2015, exacerbated by the closure of the units within St Johns Hall. The historic building was totally renovated and reopened in March 2016. The Council relocated many of its services to the re-configured building including the library and One Stop Shop whilst retaining its grand hall and community functions. Another formerly derelict listed building bought back into commercial use is the Star Inn on Market Jew Street which re-opened in 2015. An additional listed building of interest is the former Ganges Restaurant at the bottom of Chapel Street after a major

section of the roof fell into the street in July 2015. It remains in a poor state of repair after falling vacant sometime in 2011.



CC data 2011-20 (Health Check Data)

1.12 15 of the 56 units became newly vacant this year. Vacant floor space ranges from 20 to 2537 sqm with the largest unit being the former New Look store. Other large vacant units around 700 sqm include the former car parts retailer, Road Runner and the former Argos store. There are some long to medium term vacant units with 8 being vacant for 6 years or more. The majority are dotted around the prime shopping area with clusters of empty units around Albert Street, Market Place and the Wharfside.

1.13 The year saw a number of relocations of businesses to alternative premises within the town. This often requires financial investment as units are refurbished improving the appearance of a centre. Businesses that moved include Baker Toms and Mr Drapers both remaining in Causewayhead and Daisy Lang relocated into Old Bakehouse Yard, all leaving vacant units behind.

Retailer Representation

1.14 The number of major retailers as identified by Experian Goad within Penzance reduced by 1 to 9 this year with Burtons closing. In 2020, 2 were removed with the closure of Carphone Warehouse and one of its smaller Boots stores on Morrab Road. New Look closed in 2019. There was no change in 2018 despite the relocation of Argos into the out-of-town Sainsburys store as this reduction was offset by EE qualifying as a major retailer. However, the score reduced by one in 2017 with the closure of Dorothy Perkins and another in 2015 with the closure of Phones 4 U when the mobile chain went into administration, closing all 4 of its stores in Cornwall. The multiples present

in Penzance include 2 x Boots the Chemist, W H Smith, Clarks, Superdrug, O2, EE, Vodafone and Tesco Express. In terms of the selected national retailers, Penzance now shares fourth position with Newquay. St Austell dropped into third place with 10, whilst Falmouth rose into second position with 11 retailers and as expected Truro retains the majority with 17. Other multiples present in Penzance include Iceland, Mountain Warehouse, Millets, Peacocks and Trespass to mention a few.

Out of Town Centre

1.15 Permission was granted in June 2016 (PA15/10204) for a replacement Lidl store on the former Jewson site, close to the site of its original store. The significantly larger store opened September 2018 with a net sales area of 1689 sqm. The new scheme helped subsidise a pedestrian crossing to enhance connectivity with the skate park and the promenade on the opposite side of the road. The former store has been demolished and the 0.53 ha site has been allocated under Policy PZ-M3 for non-retail development within the Site Allocations DPD adopted 26th November 2019.

1.16 On the eastern approach to Penzance is a Morrison store with a net sales area of 2,650 sqm and a Tesco store with 2,300 sqm. On the former heliport site Sainsbury opened at the end of 2013 providing 4645 sqm net retail, (3019 sqm convenience & 1626 sqm comparison) and a first-floor café. Since its completion, the supermarket now operates an in-store pharmacy with a floorspace of 106 sqm. To the southwest of the town is a Co-op store which recently expanded its provision to 633 sqm.

1.17 On part of the former heliport site to the south of B&M, permission was granted in 2015 (PA15/02365) for 2 A1 comparison units (1730 sqm) and an A3/A5 Drive Thru (167 sqm). Construction of the 3 units was completed in April 2018 and Pets at Home, Costa and up until last year Poundstretcher occupied the units. However, last year Poundstretcher fell vacant and application PA20/09839 to extend the floorspace by 317 sqm to 1115sqm for the sale of food was refused. Part of the Iceland group, Food Warehouse had expressed an interest in the site. It sought to create an out-of-centre foodstore and permission was refused due to having a significant adverse impact on the town centre when suitable units were available within the town such as the vacant former New Look store. Since August, Mountain Warehouse now occupies the unit.

1.18 Just east of Sainsbury at the gateway to Penzance is the Penzance Retail Park, which is home to Halfords, Currys and formerly a B&Q. After 27 years of trading, B&Q closed in November 2015, one of 60 stores to close nationally. B&M now occupies the unit after signing a 15-year lease for the previously vacant store. It opened in September 2016, their 7th store in Cornwall.

1.19 For the remainder of the former heliport site, part is being used as a park & ride facility to accommodate 250 cars leased by the Isles of Scilly Steamship Company and GMO cars have secured a plot to expand their car sales business.

1.20 Permission was granted under PA14/05612 for The Range on a site measuring 1.17 ha within the Long Rock Industrial Estate (PZ-E1). The store has a gross area of 2787 sqm which includes 464 sqm of external garden centre and opened April 2017.

2 Significant Decisions made in the last year

2.1 PA21/01095 was approved this July to convert the top floor vacant commercial area of the Wharfside Shopping Complex into 9 flats.

2.2 Application PA20/02440 to construct a 3-story building providing studio space for the creative industries sector was agreed at Planning Committee in June 2020. £5.8M funding has been secured through the High Street Fund and Town Bid to finance the creative workspace within the Council-owned carpark at the top of Causewayhead. Work has commenced on the 'Creative Industries Cluster' to deliver 1544 sqm of workspace in the town centre. The new building will provide 30 creative studios and around 42 jobs and is hoped will increase footfall to the top end of the town boosting demand within local shops and cafes.



Architects Drawing of Creative Hub -Causewayhead and Clarence Street Elevations

2.3 Housing allocation PZ-H1 on land at Longrock has gained outline consent for 154 dwellings this October under PA19/06270 and will include a replacement community hall for the village.

2.4 Another site currently being considered for housing is the site allocated PZ-H3 on fields in Gulval south of the primary school. 79 dwellings are being proposed under full application PA21/10825.

2.5 The former Roadrunner car parts warehouse site gained approval in June 2020 to be redeveloped under PA18/09368. 38 apartments are proposed within a four-story building located to the rear of Market Jew Street within part of the 'backland' site allocated under Policy PZ-H14.

2.6 Extant permission relevant to the town centre applies to the former Humphry Davy pub in Alverton Street for its conversion to 2 retail units and 1 office unit. The former post office also has consent for redevelopment to provide 11 flats whilst retaining a reduced ground floor retail unit.

2.7 Construction is underway for 127 homes permitted under PA16/12037 on part of the former Council office site, St Clare Street and on the adjacent former hockey pitch. The site sits within part of the DPD allocation PZ-H9 and includes the newly built healthcare facility 1856 sqm (D1) and ancillary pharmacy (120 sqm) approved under PA16/08512.

2.8 The Savoy Cinema was refurbished and extended into the adjacent shop (formerly Agapanthus Florist) and Champions Yard to provide new screens and a new restaurant, in addition to 10 flats to the rear of the site. The residential units are now complete along with the cinema which re-opened in the summer of 2019.

2.9 Permission granted under PA16/06649 for the conversion of Branwell Mill to a 61-bed Premier Inn Hotel completed in March 2020. The former tenants: with the exception of the Sound night club, consisted of a variety of offices mainly in A2 use relocated into alternative premises within the town.

2.10 Application PA16/09346 has bought the heliport back to Penzance on a green field site north of the Chy an Mor roundabout opposite the retail park. It was granted permission in August 2018 after the initial decision was quashed by the High Court in September 2017. Work on the heliport completed in March 2020.

2.11 The new GWR Train Service depot at Longrock was completed in spring 2018. The £23 million project has created new engineering jobs for local workers providing an end of line maintenance hub for all GWR trains and carriages.

2.12 The redevelopment of the former Gas Works site on Wharf Road has been completed after being vacant for approximately 30 years. 51 sheltered apartments and 4 commercial units on the ground floor have been delivered. An amendment to the permission added B1, D1 and D2 use to the commercial units 1-3 as well as the

permitted A1, A2, A3, and A4 uses, giving more flexibility to potential future occupants. The town centre development is now known as the Mounts Bay Retail Centre. Since 2019 the 4 new commercial units have been included within the survey.



Mounts Bay Retail Centre - Completed 2018

2.13 Permission (PA19/03464) was withdrawn September 2019 for a drive-through pasty restaurant on land south of Chy-an-Mor roundabout. The proposal would have resulted in the loss of an area of naturalised green space which forms a barrier between the A30 trunk road and the row of 18 cottages of Chy-an-Mor.

2.14 Penzance is the only town in Cornwall to bid in the next stage of the £25 M Future High Streets Fund. The government's [Future High Streets Fund](#) was launched in December 2018, to co-fund regeneration projects in towns around the UK. The funding was for innovative proposals based around transport, housing and public services. The Government's criteria permitted only one bid from each Local Authority area. Bids were also submitted for Camborne, Newquay and St Austell. Penzance was chosen due to the unique mix of regeneration opportunities available to tackle these challenges within the town. The bid was supported by local partners and stakeholders, the Penzance Place Shaping Board and Regeneration Group, in addition to other businesses and community organisations. Proposals for workspace, housing, connectivity, transport, skills and inclusion activity were included in the bid submitted in March 2020. The focus being mainly on two sites for regeneration. One being the backland area to the rear of Market Jew Street allocated under Policy PZ-H14 which extends from Jennings Street north to New Town Lane. The other is the former Vosper's Garage and PZ Gallery collectively referred to as 'Coinagehall Street' allocated under PZ-M2 for mixed use regeneration excluding A1 and A2 uses. A further commitment is the building of the new creative industries hub in the heart of the town. This has already gained consent and is under construction, described in more detail above. There are also proposals to invest in a High Street app which uses footfall data technology and provides free Wi-Fi for shoppers and visitors.

2.15 In January 2021 it was announced that Penzance secured £10.4M following its successful bid. The funding will help deliver plans to bring a wide range of transformational improvements to the town's high street to benefit residents and businesses, including housing, workspace and the regeneration of vacant high-street properties.

2.16 Penzance along with Camborne, St Ives and Truro has also been chosen to receive a share of £1.6 billion from the government's new Stronger Towns Fund to boost growth and give communities a greater say in their future after Brexit. Communities, businesses and local leaders will join forces to draw up ambitious plans to transform their town's economic growth prospects with a focus on improved transport, broadband connectivity, skills and culture.

2.17 Penzance was also one of six towns to be chosen to benefit from an urban greenspace project to create nature-rich habitats enhancing places for people and for wildlife. A total of £3.5 million was spent in Cornwall by December 2019 on public recreational areas, roadside verges and old churchyards. Funding was awarded from the European Regional Development Fund, Exeter University and Cornwall Council as part of the Green Infrastructure for Growth (GI4G) [project](#). With the focus on community engagement volunteers have helped to create wildflower meadows, pathways and seating within Mann's Field, Bolitho Gardens and the Boating Pool. Enhancements to St Marys Churchyard were also included along with Love Lane Wildlife Garden and Millennium Woods.

2.18 Penzance can also claim to have the only geothermally heated pool in the UK, since opening on 1st September 2020. Geothermal Engineering Ltd (GEL), were able to tap a source of heat enabling Jubilee Pool to be heated to 30°C all year round. The project was awarded £1.4 M European Regional Development Fund, £400,000 from private sector investment supplemented by a successful crowd funding campaign. Penzance's iconic open-air sea pool attracts many visitors each year and it's hoped that with the addition of the spa it will help boost the local economy and help increase footfall into the town.

2.19 Penzance Promenade has completed a resurfacing scheme to revitalise Cornwall's only Victorian promenade. Improvements to the promenade were completed ahead of the Tour of Britain cycling event held in September 2021. The promenade re-surfacing scheme is a key part of Cornwall Council's longer term ambition to provide a Mount's Bay trail and wider Bay to Bay cycling and walking trail. A designated cycle route adjacent to the Promenade will be developed and in time, the plan is to see the Mount's Bay route continue to the north coast via St Erth, Hayle and St Ives, connecting communities, attracting visitors and creating economic and cultural opportunities for West Cornwall. The Penzance promenade scheme is the

first phase of investment ahead of a longer-term regeneration and coastal protection scheme proposed by the Environment Agency.



Penzance Promenade 2019

3 Local Plan Retail Capacity Targets

3.1 The Local Plan retail capacity targets for Penzance and Newlyn are shown in Table 4 below. These were prepared by GVA as part of the Cornwall Retail Study Update 2015. The projections for convenience goods floor space take into account the new Sainsbury supermarket (which opened late 2013) and also the effect of the new Asda supermarket in Hayle – which has clawed back some convenience goods expenditure which was flowing out of Hayle into Penzance. The projections predict that there is now no surplus capacity in the Penzance and Newlyn area until after 2024 and only then at relatively modest levels.

3.2 The projections do not take into account the impact of the replacement Lidl store with an extra 1000 sqm floor space nor the opening of the B&M store which also sells a small range of convenience goods (291 sqm).

Table 4 Local Plan Capacity Targets (sqm net)

Year	2014	2019	2024	2030
Convenience	-571	-478	141	821
Comparison	-4776	-3914	-1951	579

3.3 Similarly, for the comparison goods floor space capacity there is not expected to be a requirement until 2030. The projections take into account a number of commitments such as The Range and the effects of the permitted comparison goods floor space in Hayle.

3.4 With the subsequent completion of the A1 units now trading within the former heliport site, (Pets at Home & Mountain Warehouse), and the extended comparison floor space within the new Lidl store, it is possible these target figures are a little out of date.

3.5 Penzance benefits from a variety of investment schemes completed in 2020 such as the Heliport, the Jubilee Pool Spa, the upgraded Savoy Cinema and a new hotel. This year it hosted the start of the Tour of Britain 2021 cycle race with an upgraded promenade. The future beyond 2021 also looks very promising with construction begun on the Creative Cluster on the former carpark at the top of Causewayhead.

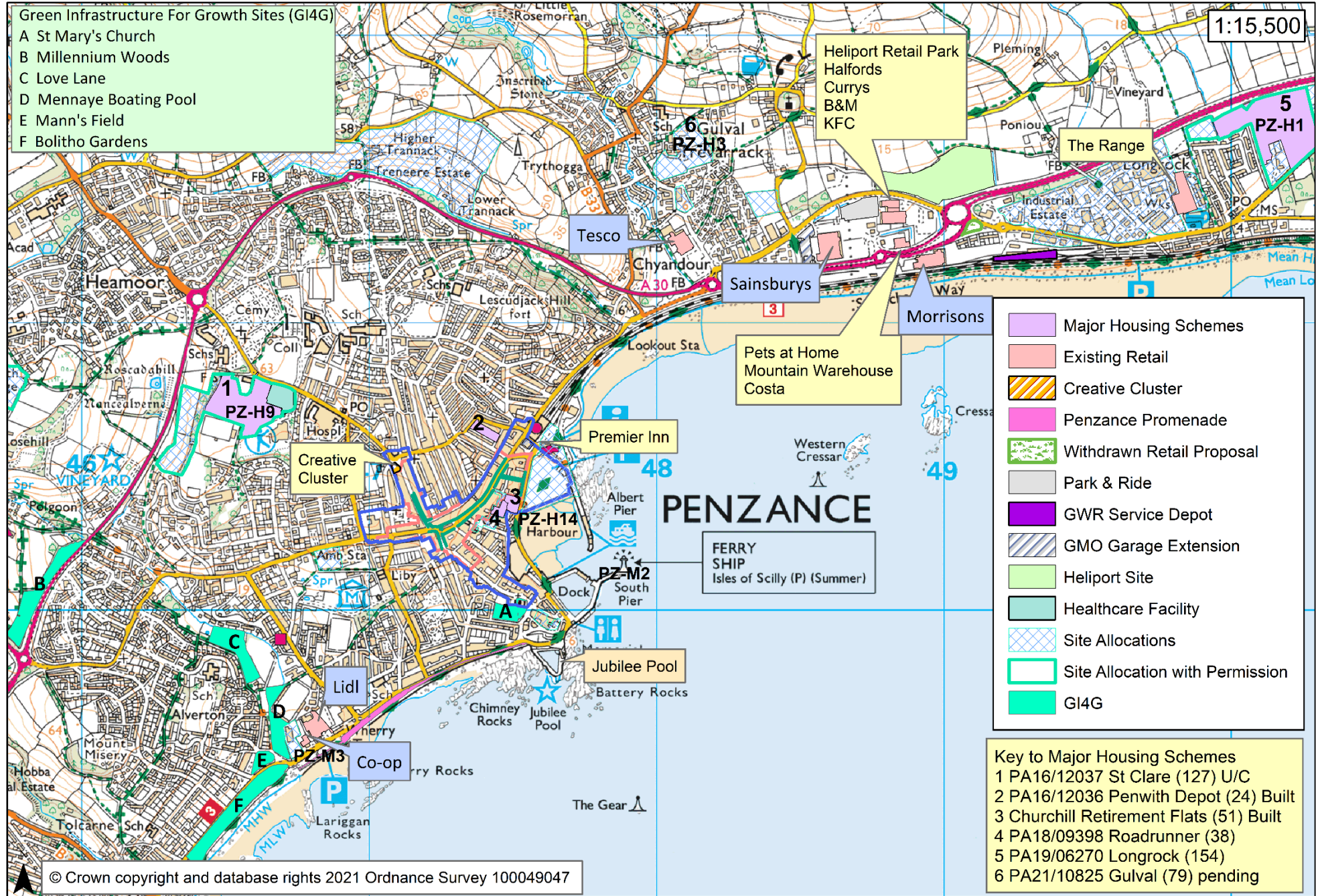
The map below shows the location of the out- of-town retail provision and the major schemes that are relevant to Penzance.



Penzance Promenade 2021

Penzance Out of Town Retail Provision and Development Proposals

December 2021



Appendix

Use Class by Street

Street	A1	A2	A3	A4	A5	B1a	D1	D2	Vacant	Other	Total
St Clare Street	0	0									0
Tolver Road										1	1
Taroveor Road			1								1
High Street	1						1				2
Causewayhead	41	2	5	2	3			2	12	1	68
Champions Yard									0		0
Bread Street	7		2				2	1			11
Old Brewery Yard						1					1
Belgravia Street								1			1
The Greenmarket	2	5		1					1		9
Alverton Street	9	7	2		1	1	4		2		26
Camelot Court	2						2		1		5
Clarence Street	1						1				2
Guildhall Road							1				1
Morrab Road	1								1	1	3
Market Place	13	6	1	2					10	2	34
Queens Square	2			1							3
The Parade	2		1	1	1			1	1		7
Chapel Street	17	1	1	4	1	1	2	2	4		33
Old Bakehouse Lane	2		1								3
Chapel Street Arcade	6										6
Princes Street						1	1	1			3
New Street	3		2								5
Market Jew Street	65	4	6	2	5	1	1		8	2	94
Jennings Street									2		2
Arcade Steps	8									1	9
Wharfside Shopping Centre	10	1	3			1			9		24
Wharf Road	1	3	2			1					7
Albert Street	1	1						1	4	2	9
Adelaide Street	4										4
East Terrace				1					1	1	3
Total	198	30	27	14	11	7	15	8	56	11	377
Percentage	52.7	8	7.2	3.7	2.9	1.9	4	2.1	14.9	2.9	100

Retail Sector by Street

Street	Convenience	Comparison	Service	Vacant	Miscellaneous	Total
St Clare Street						0
Tolver Road			1			1
Taroveor Road			1			1
High Street		1				1
Causewayhead	7	30	17	12		66
Champions Yard				0		0
Bread Street	2	5	2			9
Old Brewery Yard						0
The Greenmarket		2	6	1		9
Alverton Street	4	4	10	2	1	21
Camelot Court		1	1	1		3
Clarence Street		1				1
Guildhall Road						0
Morrab Road		2		1		3
Market Place	1	11	12	10		34
Queens Square	1	1	1			3
The Parade		2	3			5
Chapel Street	1	17	7	4		29
Old Bakehouse Lane		1	2			3
Chapel Street Arcade		5		1		6
Princes Street						0
New Street		2	3			5
Market Jew Street	9	47	28	8		92
Jennings Street				2		2
Arcade Steps		5	4			9
Wharfside Shopping Centre	3	5	6	9		23
Wharf Road		1	5			6
Albert Street		1	2	4		7
Adelaide Street		3	1			4
East Terrace			2	1		3
Total	28	147	114	56	1	346
Percentage	8.1	42.5	35.9	16.2	0.3	100

Table 3 Penzance Retail Sector Health Check 2016-2020

Convenience Stores A1	2021	2020	2019	2018	2017	2016
Bakers	6	6	6	6	7	6
Butchers	1	1	1	1	1	1
Fishmongers	0	0	1	1	1	1
Greengrocers	2	2	1	1	1	1
Delis, Health Food, Grocers, Frozen Food	7	8	8	9	9	9
Newsagent/ Convenience & PO	6	6	7	7	7	6
Confectionary/Ice Cream Kiosk	3	0	0	0	1	1
Off Licence & Homebrew	1	2	2	2	1	1
Supermarket	0	0	0	0	0	0
Tobacconist Vape CBD	2	2	2	2	3	2
	28	27	28	29	31	28
Comparison Stores A1						
Footwear	3	4	4	4	5	5
Clothing, Accessories	20	21	20	20	20	26
Furniture, Carpets, Textiles, Antiques, Homeware	25	20	19	20	23	21
Books, Stationers, Cards, Toys, Jokes	10	10	11	10	11	12
DIY, Hardware, Household goods, Indoor Markets	6	6	6	6	6	6
Chemist, Health & beauty, Pharmacy, Perfumery, Skincare	5	5	6	6	6	6
Opticians/ Hearing specialist	4	4	4	4	5	4
Charity Shop	12	12	10	12	13	13
Florists & Pets & Gardening Supplies	4	4	4	2	3	3
Electrical, Computers, Office Supplies, Cameras	7	6	8	7	6	5
Art & Craft Supplies, Wool, Fabric, Dressmaking	5	6	6	7	6	7
Gifts, Craft & Retail Art Galleries	19	22	22	29	29	25
Outdoor, Camping, Fishing, Cycles, Mobility & Sports	8	8	8	8	7	7
Jewellery, Clocks & Repairs	4	4	5	5	6	6
Phone Shops, Accessories & Repairs	7	7	7	7	7	6
Car Showrooms, Car Parts, Car Hire (SG)	2	2	2	2	2	3
Photos/Printing/Copying/Framers	1	1	2	1	2	2
Shoe repair, Engraving, Key Cutting, Locksmith	3	3	3	3	3	3
Music, Video, Gaming, DVD	2	2	1	3	3	2
	147	147	148	156	163	162
Services						
Restaurant / Café (A3)	28	31	33	33	30	32
Public Houses (A4)	14	13	13	13	13	13
Hot Food & Drink T/A (A5)	11	11	10	11	10	11
Banks & Building Societies (A2)	7	7	7	7	7	7
Estate Agents /Lettings & Property (A2)	11	11	13	12	11	11
Solicitors/ Accountants/ Financial Advisors (A2)	7	8	8	9	8	8
Other Professional Services (A2)	4	4	4	3	3	3
Health & Beauty + Nails & Tanning (A1)	6	6	6	7	6	5
Barbers / Hairdressers (A1)	17	18	17	18	17	18
Betting, Pawn Shops & Amusement Arcades (SG)	3	3	3	3	3	3
Tattoo & Piercing Studios (SG) Dog Grooming	3	3	4	2	2	2
Dry Cleaners/ Launderette (SG)	2	2	2	2	2	2
Travel Agents, Bus & Ferry Tickets (A1)	0	1	1	1	1	1
Funeral Directors (A1)	1	2	2	2	1	1
Total Services	114	120	123	123	114	117
Miscellaneous -Post Office, Employment (A1, A2)	1	1	1	1	1	2
	290	295	300	309	309	309
Total Health Check Categories including Vacant	346	351	351	360	359	358
Vacant units	56	56	51	51	50	49
Non-retail (D1, D2, B1a & SG)	31	29	31	29	28	30
Total Premises	377	380	382	389	387	388

Penzance Town Centre

August 2021

1:3,350

