Barnsley Markets Redevelopment				
Existing Development				
Units	Existing Gross Floorspace (sq/m GIA)	Net Retail Floorspace (sq.m)	Sales Density (£ per sq.m. net)	Estimated Turnover (£ million)
Retail Units	9,300	6,500	£5,000	32.50
Markets	7,100	4,000	£3,500	14.00
Total	16,400	10,500	-	46.50
Proposed Scheme (May 2011)				
Units	Proposed Gross Floorspace (sq/m GIA)	Net Retail Floorspace (sq.m)	Sales Density (£ per sq.m. net)	Estimated Turnover (£ million)
Department store (1)	8,600	6,000	£2,880	17.28
Other Retail Units (1)	21,842	15,300	£5,000	76.50
Market Hall	7,395	4,200	£3,500	14.70
Cinema	3,589	-	-	-
Total	41,426	25,500	-	108.48
Convenience Goods (May 2011)		Net Retail Floorspace (sq.m)	Sales Density (£ per sq.m. net)	Estimated Turnover (£ million)
Convenience goods floorspace		1,500	£5,000	7.50
Market Hall (2)		2,100	£3,500	7.35
Total		3,600	-	14.85
Comparison Goods (May 2011)		Net Retail Floorspace (sq.m)	Sales Density (£ per sq.m. net)	Estimated Turnover (£ million)
Department store (1) (3)		6,000	£2,880	17.28
Other Comparison Goods Shops (1)		13,800	£5,000	69.00
Market Hall (2)		2,100	£3,500	7.35
Total		21,900	-	93.63
Net Increase in Turnover (May 2011)		Existing Turnover (£m)	Turnover of Proposed Scheme (£m)	Net Increase in Turnover (£m)
Convenience Goods (4)		10.25	14.85	4.60
Comparison Toods		36.25	93.63	57.38
Total		46.50	108.48	61.98

Turnover figures in 2008 prices

(1) assuming net/gross floorspace ration of 70%
(2) Market Hall existing units: convenience 58; comparison 70; service 2; total 130
(3) estimated sales density for department stroe of £2,800 per sq.m. net
(4) assuming convenience goods represents 10% of the existing net floor space in the retail units and 50% of the net retail area of the markets

Source: Appendix 1 of E&L Barnsley Town Centre Retail Capacity Study - March 2011

Barnsley Markets Redevelopment				
Permitted Scheme (provided by BMBC)				
Permitted Scheme (October 2011)				
Units	Proposed Gross Floorspace (sq/m GIA)	Net Retail Floorspace (sq.m)	Sales Density (£ per sq.m. net)	Estimated Turnover (£ million)
Department store (1)	7,936	5,555	£2,880	15.99
Other Retail Units (1)	26,355	18,449	£5,000	92.24
Market Hall	8,003	4,545	£3,500	15.91
Cinema	4,118	-	-	-
Total	46,412	28,549	-	124.14
Convenience Goods (October 2011)		Net Retail Floorspace (sq.m)	Sales Density (£ per sq.m. net)	Estimated Turnover (£ million)
Convenience goods floorspace		1,844	£5,000	9.22
Market Hall (2)		2,273	£3,500	7.96
Total		4,117	-	17.18
Comparison Goods (October 2011)		Net Retail Floorspace (sq.m)	Sales Density (£ per sq.m. net)	Estimated Turnover (£ million)
Department store (1) (3)		5,555	£2,880	15.99
Other Comparison Goods Shops (1)		16,605	£5,000	83.03
Market Hall (2)		2,273	£3,500	7.96
Total		24,433	-	106.99
Net Increase in Turnover (October 2011)		Existing Turnover (£m)	Turnover of Proposed Scheme (£m)	Net Increase in Turnover (£m)
Convenience Goods (4)		10.25	17.18	6.93
Comparison Toods		36.25	106.99	70.74
Total		46.50	124.17	77.67

Turnover figures in 2008 prices

(1) assuming net/gross floorspace ration of 70%
(2) Market Hall existing units: convenience 58; comparison 70; service 2; total 130
(3) estimated sales density for department stroe of £2,800 per sq.m. net
(4) assuming convenience goods represents 10% of the existing net floor space in the retail units and 50% of the net retail area of the markets

Source: Updated from E&L Barnsley Town Centre Retail Capacity Study March 2011
using E&L Assumptions and information provided by BMBC