

Appendix 3

Site	Former Wilko, Unit 28 Market Square, Pavilions Shopping Centre, Uxbridge
Site Area	2,692 sq m
Description	<p>This is a vacant retail unit arranged over two floors (ground and basement). It is situated at the southern end of the Pavilions Shopping Centre behind Uxbridge Market. The retail accommodation was previously fitted out in Wilko's corporate style, with a central customer escalator providing access to/from the basement floor. The shopping centre is served by a multi-storey car park on upper levels, which provides 300 spaces.</p>  

Comments	<p>Availability The unit is considered to be available as it is currently being actively marketed for rent by commercial agents Green & Partners.</p> <p>Suitability The unit extends to 2,692 sq.m, which is above the Smyths Toys requirement even accounting for flexibility. Furthermore, this floorspace is arranged over two different levels, with 1,615 sq m (60%) accommodated at basement level and 1,077 sq m (40%) at ground floor. The only customer access between the floors is via a steep escalator. Such an access is a considerable barrier and obstacle for parents wishing to access all areas of the store with small children and/or pushchairs/buggies and would deter them from visiting the store.</p> <p>The ground floor footprint of 1,077 sq m is below the minimum floorspace requirement allowing for flexibility as set out within the parameters listed in paragraph 6.18 of the Planning and Retail Statement. Notwithstanding this, it is not suitable for Smyths Toys for the following reasons:-</p> <ul style="list-style-type: none"> • There is no direct access to surface level car parking – The unit is not directly adjacent or in close proximity to any surface-level car parking. Customers are required to walk out of the store and across Market Square in order to access lifts up to the multi-storey car park. Accordingly, car parking is not directly or easily accessed from the trading floor which restricts the ability of customers to transfer bulky goods from the store. Furthermore, reliance on a lift that serves the whole shopping centre for customers to transfer bulky goods to their cars is not an efficient and safe way to operate the store, particularly at peak Christmas trading periods when the store becomes very busy. • The floor-to-ceiling heights are too low - the ceiling heights within the former Wilko are approximately 3m. This height is significantly short of the minimum requirement of 4m. An essential part of the Smyths Toys business model is the use of the canopy space above the standard height shelf for storage. This allows swift replenishing of products during the trading day. Whilst the main restocking of the shelves takes place after trading hours, having ready access to top selling products during peak hours, particularly during the Christmas period is a vital part of the business model and essential to the viability of the store. The ceiling height is not sufficient to allow for the accommodation of this aspect of the business model. • There is a very constrained service yard which does not allow suitable access for HGVs. The service yard is accessed via a sharp left hand turn from The Grainges. Whilst many of the shopping centre's retailers are able to operate with these arrangements due to smaller, non bulky goods being sold, it is difficult for HGVs to access and there is no dedicated area to enable such vehicles to turn safely.
Summary	<p>For the reasons set out above, there are too many limitations with this unit, which makes it unsuitable for the Smyths Toys operation. Accordingly, it does not represent a suitable sequentially preferable site to the application site.</p>

Site	Former Debenhams, Chimes Shopping Centre, Uxbridge
Site Area	9,823 sqm
Description	Vacant former department store, which is situated within the Chimes Shopping Centre. The unit is arranged over two retail floors with approximately 4,910 sq m on each floor.
	 <p>The image consists of two parts. On the left is a site plan of the Chimes Shopping Centre. It shows various units labeled with numbers such as 217, 205, 222, 121, 117 to 118, 14, 216, 215, 214, and 213. A red line highlights a specific area, and a dashed line indicates a boundary or walkway. On the right is a photograph of the interior of the former Debenhams store. The store has a large sign that reads 'DEBENHAMS' and 'COSTA'. There are displays of clothing and a Costa Coffee counter. A 'SALE 70%' sign is visible in the background.</p>
Comments	<p>Availability The unit is vacant. However, from our search it has not been identified as being actively marketed by commercial property agents. The availability of the unit is therefore unclear.</p> <p>Suitability Even if the unit was available, at 9,823 sq.m, with 4,910 sq.m of this floorspace being at ground floor level, the unit is well above the ground level floorspace parameter of 1,800 sq.m (when allowing for flexibility). Indeed, the ground floor alone is approximately 70% larger than Smyths Toys' floorspace requirement at the application site.</p> <p>Given the size of the unit and the relatively small length of shopfront onto the main concourse of the shopping centre, there is no logical way of subdividing the unit to accommodate the Smyths Toys floorspace requirement without leaving large areas of the unit vacant. This would create a significant void and result in the sterilisation of potential lettable space. It is unlikely that any landlord would agree to such a reconfiguration.</p> <p>Furthermore, the unit is not directly adjacent or in close proximity to any surface-level car parking. Customers are required to walk out of the store, turn right down a corridor in order to access lifts up to the multi-storey car park above. Accordingly, car parking is not directly or easily accessed from the trading floor which restricts the ability of customers to transfer bulky goods from the store. Furthermore, reliance on a lift that serves the whole shopping centre for customers to transfer bulky goods to their cars is not an efficient and safe way to operate the store, particularly at peak Christmas trading periods when the store becomes very busy.</p>
Summary	For the reasons set out above, the site is not suitable for the Smyths Toys operation. Accordingly, it does not represent a suitable sequentially preferable site to the application site.

Site	Former Wilko, 1A Fairfield Road, West Drayton
Site Area	2,372 sq m
Description	The property comprises a ground floor sales area with customer entrances both to Fairfield Road to the front and the council car park to the rear.
	 
Comments	<p>Availability</p> <p>The unit is vacant following Wilko going into administration in September 2023. We have not identified any marketing details for the unit and therefore it is unclear at this stage whether the unit is available to rent.</p> <p>It is noted that some Wilko stores are in the process of being reopened by The Range, who has acquired the business. It is not clear, however, if this store is on the list.</p>

	<p>Suitability</p> <p>Even if the unit was available, at 2,372 sq m, the unit is 38% larger than Smyths Toys' floorspace requirement at the application site. Given the relatively small length of shopfront onto Fairfield Road, there is no logical way of subdividing the unit to accommodate the Smyths Toys floorspace requirement without appropriate commercial frontage to the street. This would create a significant void and it is unlikely that any landlord would agree to such a reconfiguration.</p> <p>Whilst there is access to surface level car parking at the rear, the unit is not considered suitable for Smyths Toys for the following reasons:-</p> <ul style="list-style-type: none"> • The floor-to-ceiling heights are too low - the ceiling heights within the former Wilko are approximately 3m. This height is significantly short of the minimum requirement of 4m. An essential part of the Smyths Toys business model is the use of the canopy space above the standard height shelf for storage. This allows swift replenishing of products during the trading day. Whilst the main restocking of the shelves takes place after trading hours, having ready access to top selling products during peak hours, particularly during the Christmas period is a vital part of the business model and essential to the viability of the store. The ceiling height is not sufficient to allow for the accommodation of this aspect of the business model. • There is a very constrained and unsecure service yard at the rear which does not allow suitable access for HGVs. This is shown in the second photo above. Whilst Wilko were able to operate with these arrangements due to smaller, non bulky goods being sold, it is difficult for HGVs to access and there is no dedicated area to enable such vehicles to turn safely.
Summary	For the reasons set out above, there are too many limitations with this unit, which makes it unsuitable for the Smyths Toys operation. Accordingly, it does not represent a suitable sequentially preferable site to the application site.

Site	Former Wilko, 1 Pump Lane, Hayes
Site Area	2,700 sq m
Description	The site comprises a retail unit on ground and first floors and also includes a Civic Hall to the north of the building. Additionally, the unit benefits from a rooftop car park (approx. 110 spaces) and dedicated service access for via a road off Pump Lane.
	 <p>The image contains two side-by-side photographs. The left photograph is a site plan showing the layout of Pump Lane and surrounding buildings, including a 'COMMUNITY CENTRE', 'WILKINSON HOUSEHOLD GOODS', and 'STORE'. The right photograph is a street-level view of the red brick building with a 'wilko' sign, showing people walking by and a car parked in front.</p>
Comments	<p>Availability The unit is vacant following Wilko going into administration in September 2023. We have not identified any marketing details for the unit and therefore it is unclear at this stage whether the unit is available to rent.</p> <p>Suitability Even if the unit was available, at 2,700 sq m, the unit is 45% larger than Smyths Toys' floorspace requirement at the application site. Given the relatively small length of storefront onto Pump Lane, there is no logical way of subdividing the unit to accommodate the Smyths Toys floorspace requirement without leaving a significant area of the unit vacant and without appropriate commercial frontage to the street. This is unlikely to be acceptable to the landlord.</p> <p>Furthermore, the unit is not considered suitable for Smyths Toys for the following reasons:-</p> <ul style="list-style-type: none"> • There is no direct access to surface level car parking – The unit is not directly adjacent or in close proximity to any surface-level car parking. Customers are required to use a lift to access the rooftop car park. Accordingly, car parking is not directly or easily accessed from the trading floor which restricts the ability of customers to transfer bulky goods from the store. Furthermore, reliance on a lift that serves both the store and the Civic Hall for customers to transfer bulky goods to their cars is not an efficient and safe way to operate the store, particularly at peak Christmas trading periods when the store becomes very busy. • The floor-to-ceiling heights are too low - the ceiling heights within the former Wilko are approximately 3m. This height is significantly short of the minimum requirement of 4m. An essential part of the Smyths Toys business model is the use of the canopy space above the standard height shelf for storage. This allows swift replenishing of

	products during the trading day. Whilst the main restocking of the shelves takes place after trading hours, having ready access to top selling products during peak hours, particularly during the Christmas period is a vital part of the business model and essential to the viability of the store. The ceiling height is not sufficient to allow for the accommodation of this aspect of the business model.
Summary	For the reasons set out above, there are too many limitations with this unit, which makes it unsuitable for the Smyths Toys operation. Accordingly, it does not represent a suitable sequentially preferable site to the application site.