

TESCO STORES LIMITED - KIRKBY - ECONOMIC TABLES

TABLE 7: COMPARISON GOODS COMPANY AVERAGE TURNOVER (2003 PRICES) - FOODSTORES ONLY

Store/ Centre by Zone	Net Floorspace (sq m)	Comparison Goods Floorspace (%)	Comparison Goods Floorspace (sq m)	Company Average Sales Density (£/sq m)	Average Turnover of Stores (£m) at 2007	Average Turnover of Stores (£m) at 2012	% draw from PCA (Zones 1,2 & 4)	Trade Draw at 2007 from PCA (Zones 1,2 & 4)	Trade Draw at 2012 from PCA (Zones 1,2 & 4)
Zone 1									
Kirkby Town Centre									
Farmfoods, Kirkby	544	0%	0	2,600	0.00	0.00	100%	0.00	0.00
Iceland, Cherry Field Drive, Kirkby	810	6%	49	2,663	0.13	0.14	100%	0.13	0.14
Netto, St Chads Parade, Kirkby	1,430	17%	243	2,129	0.52	0.56	100%	0.52	0.56
Somerfield, St Chads Parade, Kirkby	1,786	18%	321	3,665	1.18	1.27	95%	1.12	1.20
Zone 2									
Prescot Town Centre									
Somerfield, Kemble Street, Prescot	1,483	18%	267	3,665	0.98	1.05	90%	0.88	0.95
Out of Centre									
Tesco Extra, Cables Retail Park, Prescot	4,645	36%	1672	9,233	15.44	16.63	70%	10.78	11.62
Rainhill Town Centre									
Somerfield, Prescot Road, Rainhill	465	18%	84	3,665	0.31	0.33	100%	0.31	0.33
Co-op, Rainhill	200	15%	30	4,070	0.12	0.13	100%	0.12	0.13
Zone 4									
Huyton Town Centre									
Asda, Lathom Road, Huyton	8,687	45%	3909	8,261	32.29	34.79	71%	22.84	24.61
Farmfoods, Derby Road, Huyton	378	0%	0	2,600	0.00	0.00	100%	0.00	0.00
Iceland, Derby Road, Huyton	386	6%	23	2,663	0.06	0.07	100%	0.06	0.07
Page Moss District Centre									
Aldi, Page Moss, Huyton	522	22%	115	2,271	0.26	0.28	100%	0.26	0.28
Lidl, Liverpool Road, Huyton	1,150	22%	253	1,602	0.41	0.44	100%	0.41	0.44
Farmfoods, Page Moss, Huyton	378	0%	0	2,600	0.00	0.00	100%	0.00	0.00
Kwik Save, Page Moss, Huyton	596	18%	107	2,337	0.25	0.27	100%	0.25	0.27
Knotty Ash Local Centre									
Aldi, East Prescot Road, Knotty Ash	855	22%	188	2,271	0.43	0.46	100%	0.43	0.46
Sainsburys, East Prescot Road, Knotty Ash	4,175	26%	1086	8,064	8.75	9.43	62%	5.47	5.89
Broadway District Centre									
Co-op Pioneer, Broadway, Liverpool	2,351	15%	353	4,070	1.44	1.55	100%	1.44	1.55
Farmfoods, Broadway, Liverpool	253	0%	0	2,600	0.00	0.00	100%	0.00	0.00
Iceland, Broadway, Liverpool	468	6%	28	2,663	0.07	0.08	100%	0.07	0.08
Out of Centre									
Somerfield, Stonedale Retail Park	873	18%	157	3,665	0.58	0.62	0%	0.00	0.00
Iceland, Stonedale Retail Park	477	6%	29	2,663	0.08	0.08	0%	0.00	0.00
Tesco, Deysbrook Barracks	1,875	36%	675	9,233	6.23	6.71	100%	6.23	6.71
TOTAL PCA								51.31	55.28

Notes:

- Floorspace taken from IGD Database, Tesco Stores Limited, DPP Pacing, DPP Tesco Haydock RIA, WYG Sefton Study, GOAD Centre Study
- Comparison goods floorspace (%) calculated for different operators from Verdict 2007
- Comparison goods sales densities calculated using information from Retail Rankings 2007 and Verdict 2007 (excluding petrol sales)
- Company average turnover calculated by multiplying floorspace by company average sales density
- Where published data not available sales densities based on DPP experience elsewhere
- All turnovers expressed at 2003 prices
- Comparison goods sales density increased by 1.5% per annum between base and design year to allow for some claim on spending growth by existing floorspace