

**PUTTING  
THE STREET  
BACK IN**

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**STRETTFORD**

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Nationwide

Clerks  
FOOTWEAR

WALLACE

decks

TOBY  
ROSTI

Tee

STRETFORD

5G

LOYDS BANK

STRETFORD VISION

INDICATIVE KING STREET CGI



**WHAT MAKES STRETFORD UNIQUE  
WAS NEVER ITS MALL BUT ITS PEOPLE.  
OPEN-HEARTED, COMMUNITY-SPIRITED,  
AND INDEPENDENTLY-MINDED.**



# WHERE PAST MEETS FUTURE

A town should reflect all those who call it home. Working with local residents, businesses and Trafford Council, we're helping Stretford town centre to open up again, building upon its heritage so it works better for its future.

Making the town more vibrant, more walkable and more welcoming for all. Bringing back a local high street, where small shops and local

businesses are neighbours with bigger brands. Designing more varied homes for people of all ages, close to all the services and support a modern community needs.

The new neighbourhood will centre around a new park, with trees, grass, walkways and benches to help bring the community together.



# THE HISTORY OF OUR TOWN



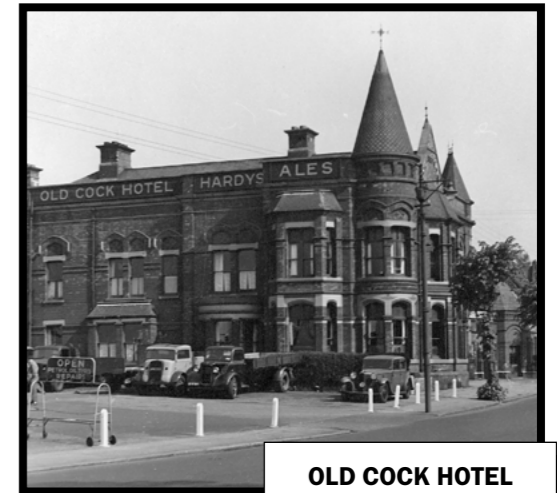
**KING STREET 1950**

## From King Street to Stretford Mall

The great philanthropist John Rylands played a major role in shaping King Street, Stretford's high street, with community at its heart.

King Street was once Stretford's main shopping centre, lined with independent shops and the source of immense civic pride.

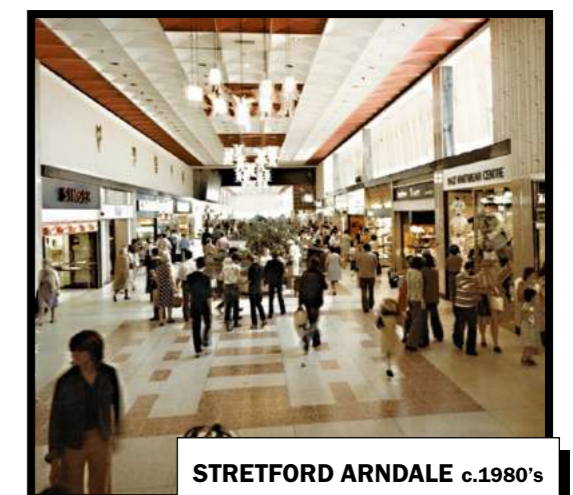
In 1969, the traditional shopping district centred around King Street was replaced by Stretford Mall (or the "Arndale" as it was known at the time). When it opened, it was the sixth largest indoor shopping mall in the country!



**OLD COCK HOTEL**



**ESSOLDO CINEMA**



**STRETTFORD ARNDALE c.1980's**

# CREATING A TOWN WITH OUR COMMUNITY...

10 — — 09

Today, Stretford is a thriving town with a strong desire for positive change.

## Consulting the community

Involvement and consultation with the whole community has been a fundamental part of the design process.

Since acquiring Stretford Mall in 2019, Bruntwood and Trafford Council have undergone an extensive consultation period with the whole of Stretford to ensure we can deliver a town centre master plan that is sustainable in the long-term for the people that it serves.



Our goal is to make Stretford more **vibrant**, more **accessible** and more **welcoming** for all. We are creating a day-to-night ecosystem with places to

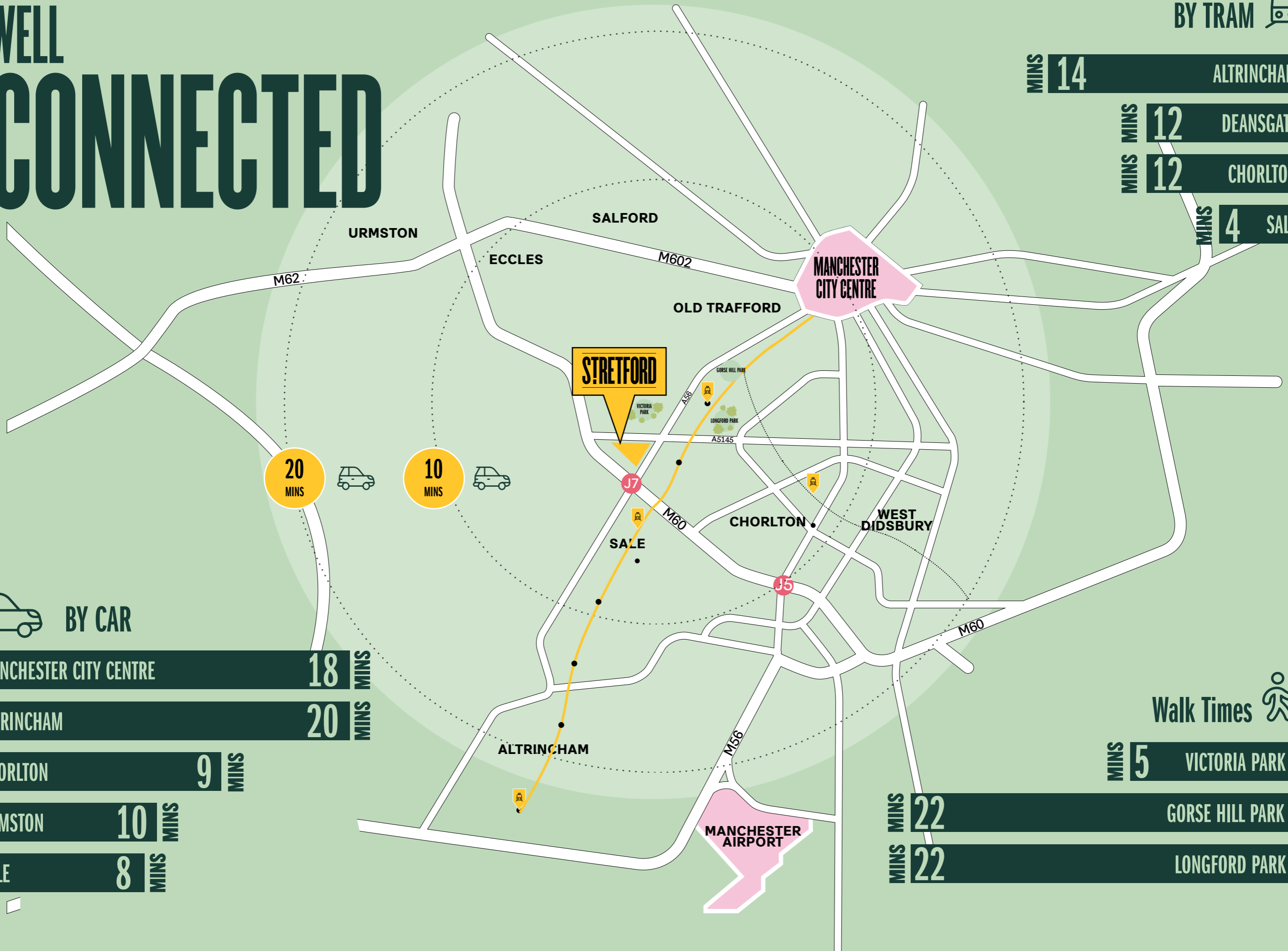
# LIVE, SHOP, WORK, AND ENJOY.

# WELL CONNECTED

BY TRAM 

MINS	14	ALTRINCHAM
MINS	12	DEANS GATE
MINS	12	CHORLTON
MINS	4	SALE

12 — 13



 BY CAR

MANCHESTER CITY CENTRE	18	MINS
ALTRINCHAM	20	MINS
CHORLTON	9	MINS
URMSTON	10	MINS
SALE	8	MINS

Walk Times 

MINS	5	VICTORIA PARK
MINS	22	GORSE HILL PARK
MINS	22	LONGFORD PARK

STRET FORD VISION

# THE MASTERPLAN



Up to **200,000 sq ft** of retail/leisure and community space



Up to **750** new homes



A new **public park**



A new **town square**



**30,000 sq ft** commercial office space



**500+** space multi-storey car park



**100+** surface car parking spaces at Aldi



# MASTER PLAN

## SNAP SHOT

A town should reflect all those who call it home. Working with local authorities, residents and businesses, we're helping Stretford town centre to open up again, building upon its heritage so it works better for its future.

BARTON ROAD

WELLINGTON STREET

CHURCH STREET

CHESTER ROAD

ST MATTHEW'S CHURCH

BROADY STREET

LITTLE KING STREET

KING STREET SQUARE

KING STREET WEST

KING STREET EAST

PINNINGTON LANE

KINGSWAY

VICTORIA PARK  
5 Minute Walk

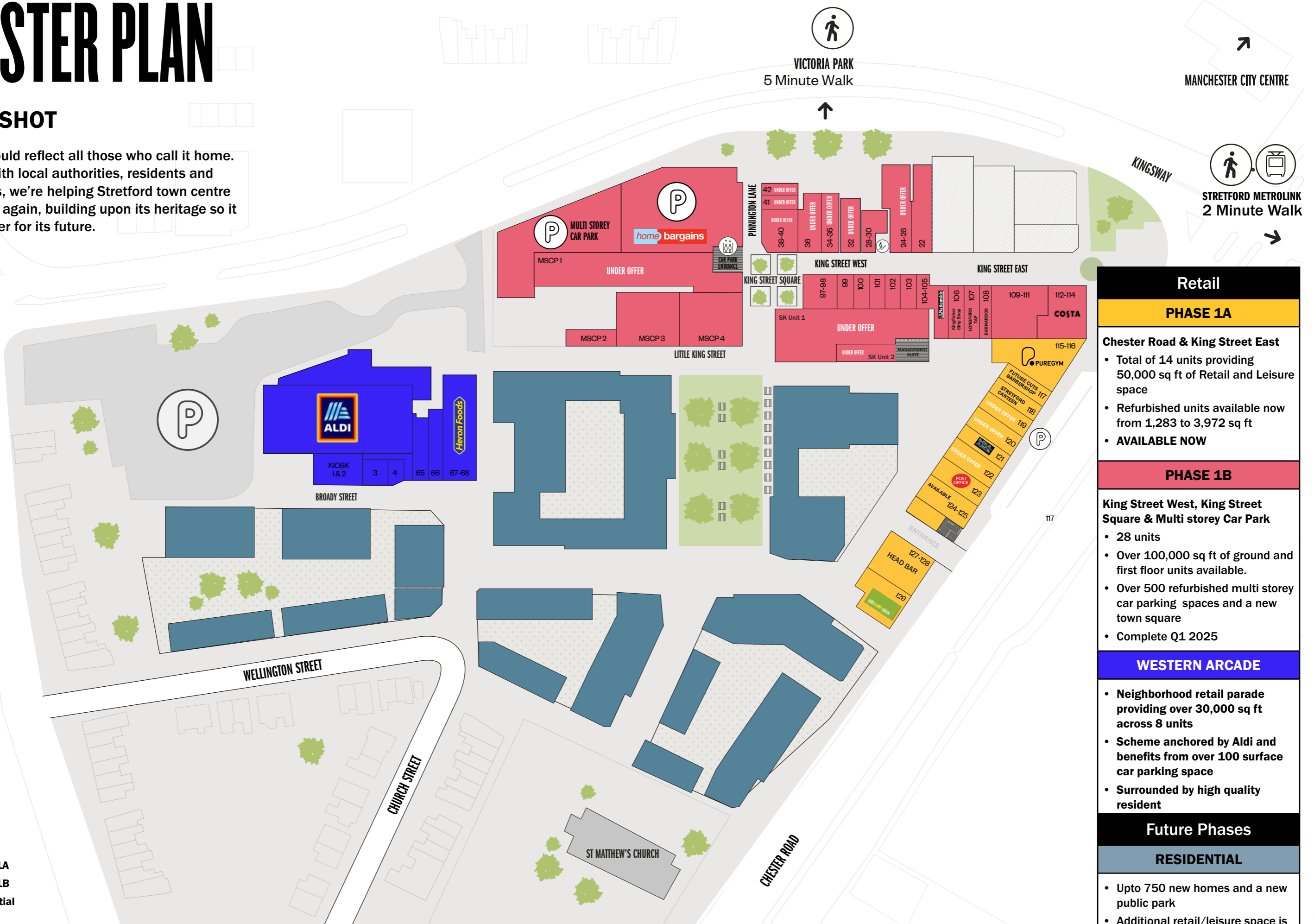
MANCHESTER CITY CENTRE

STRET福德 METROLINK  
2 Minute Walk



- PHASE 1A
- PHASE 1B
- Residential

This map is for illustrative purposes only



Retail
<b>PHASE 1A</b>
<b>Chester Road &amp; King Street East</b> <ul style="list-style-type: none"> <li>Total of 14 units providing 50,000 sq ft of Retail and Leisure space</li> <li>Refurbished units available now from 1,283 to 3,972 sq ft</li> <li><b>AVAILABLE NOW</b></li> </ul>
<b>PHASE 1B</b>
<b>King Street West, King Street Square &amp; Multi storey Car Park</b> <ul style="list-style-type: none"> <li>28 units</li> <li>Over 100,000 sq ft of ground and first floor units available.</li> <li>Over 500 refurbished multi storey car parking spaces and a new town square</li> <li>Complete Q1 2025</li> </ul>
<b>WESTERN ARCADE</b>
<ul style="list-style-type: none"> <li>Neighborhood retail parade providing over 30,000 sq ft across 8 units</li> <li>Scheme anchored by Aldi and benefits from over 100 surface car parking space</li> <li>Surrounded by high quality resident</li> </ul>
<b>Future Phases</b>
<b>RESIDENTIAL</b>
<ul style="list-style-type: none"> <li>Upto 750 new homes and a new public park</li> <li>Additional retail/leisure space is to be delivered at ground floor</li> </ul>



# PHASE ONE

# WHERE PAST MEETS FUTURE

# PHASE 1A CHESTER ROAD

Chester Road is a prominent location within Stretford town centre on the main thoroughfare in and out of Stretford.

Works have already begun, with improved shop fronts already installed. We're making Chester Road a welcoming public space and key location within the town centre.

UNITS  
AVAILABLE  
NOW!



# PHASE 1A

# CHESTER ROAD

22 — 23



## 115-116

Chester Road

Rent: On application

Sq ft: 3,500

S.C: £1.97 psf

**AVAILABLE**

## 120

Chester Road

Rent: On application

Sq ft: 890

S.C: £1.97 psf

Rateable Value: £9,500

**UNDER OFFER**

## 122

Chester Road

Rent: On application

Sq ft: 1,283

S.C: £1.97 psf

Rateable Value: £15,000

**UNDER OFFER**

## 124-125

Chester Road

Rent: On application

Ground with first floor

Sq ft: 3,972

S.C: £1.97 psf

Rateable Value: £30,250

**AVAILABLE**

STRET FORD VISION



Prominent units on a key arterial route into Manchester



Around **42,000** motorists pass Stretford Mall every day



Revitalised Chester Road shop fronts create fresh look and feel, with public realm improvements and easy parking layby



Planned upgrades to Chester Road by Trafford Council, including new cycle way

# WE'RE PUTTING THE STREET BACK IN STRETFORD

King Street will be restored as the beating heart of the town centre.



PAST KING ST

KING STREET CORONATION DAY CELEBRATIONS



FUTURE KING ST

UNITS  
AVAILABLE  
Q1 2025

Nationwide

Clerks  
FOOTWEAR

WALLACE

deca

TOBY  
ROSE

STRET FORD

5G

# PHASE 1B KING STREET

A new King Street. We are removing the roof from this part of the Mall to create a new open-air high street.

This phase will see the reinstatement of a bustling street to provide an appropriate amount of new retail and leisure space, through the reconfiguration and modernisation of existing buildings.

# PHASE 1B KING STREET SQUARE

**Our vibrant high street, King Street, will lead onto King Street Square.**

The square will become a dynamic new public space at the heart of Stretford, supporting a wide range of commercial and community activities.

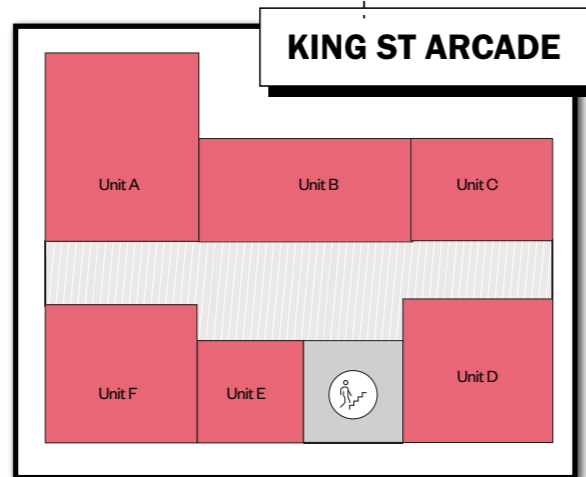
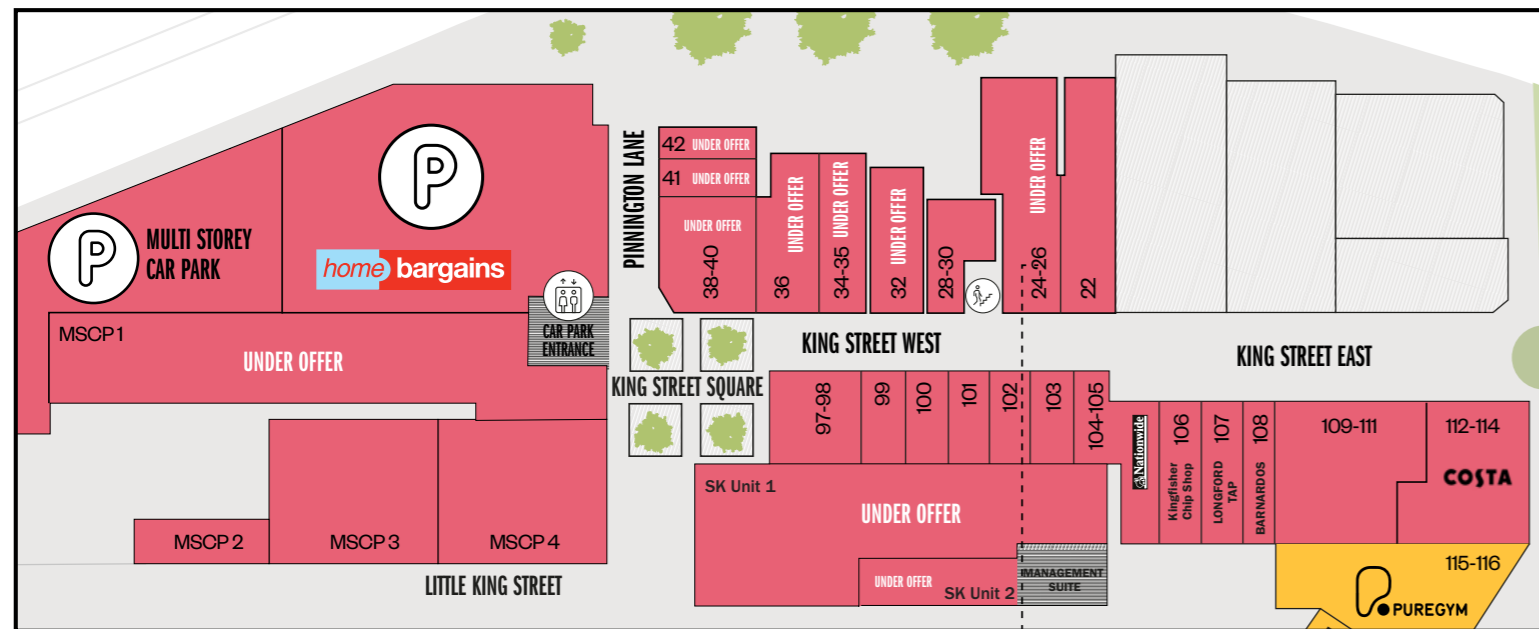
**UNITS  
AVAILABLE  
Q1 2025**



# PHASE 1B

# KING STREET

## SCHEDULE OF RETAIL UNITS



NORTH KING STREET		
UNIT	GROUND FLOOR SQ FT	FIRST FLOOR SQ FT
22	1,942	850
24-26	2,670	1,530
28-30	1,130	-
32	1,335	-
34 - 35	1,302	1,292
36	1,087	1,055
38-40	2,120	3,050
41	592	689
42	549	635

SOUTH KING STREET		
UNIT	GROUND FLOOR SQ FT	FIRST FLOOR SQ FT
112-114	2,004	-
109-111	3,560	-
104-105	1,845	-
103	678	581
102	678	581
101	657	581
100	700	570
99	700	581
97-98	1,421	1,389
SK Unit 1	9,105	4,047
SK Unit 2	3,746	-
MSCP 1	10,613 sq ft	-
MSCP 2	926 sq ft	-
MSCP 3	3,057 sq ft	-
MSCP 4	3,488 sq ft	-

KING ST ARCADE		
UNIT	FLOOR AREA SQ FT	
		-
Unit A	441	-
Unit B	473	-
Unit C	377	-
Unit D	484	-
Unit E	248	-
Unit F	473	-





# THE FUTURE PHASES

# NEW HOUSING

## NEW HOUSING

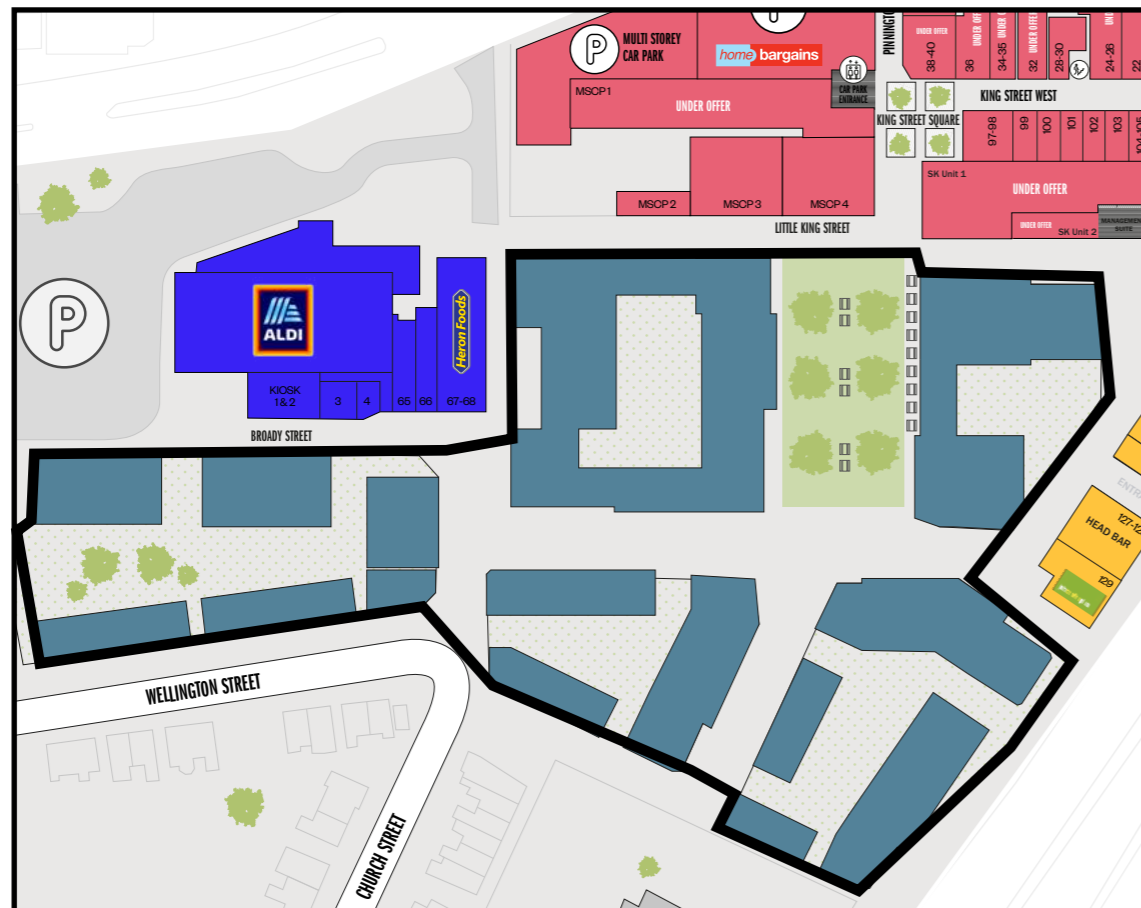
Total of 750 homes to be added in over the next 5 years. The new homes will be a mix of typologies, with both apartments and townhouses being delivered.

Working with Pragma, we have sought to quantify the benefit these additional homes will bring to the high street both in terms of numbers of residents, and the potential spend.

The 750 new town centre homes are expected to deliver an additional 2,250 residents which in turn will boost resident shopper spend by over £13m per annum.

In addition, over the next 5-10 years, there are an additional 4,500 homes planned within the primary catchment as the Trafford Civic Quarter masterplan is delivered.

The additional homes delivered in the Civic Quarter are expected to deliver an additional 12,000 residents into the primary catchment, which is forecasted to boost resident shopper spend by c£53m per annum.



Indicative CGI, Wellington Street

# STRETFORD'S NEW CENTRAL PARK

## GREEN SPACES

The fourth phase sees the replacement of the remaining section of the Mall to create 'central park', new public realm and new apartments and duplexes. Aldi will remain in the same place.



# BRING YOUR IDEAS TO LIFE

Bruntwood creates and manages some of the most innovative retail and leisure spaces across Manchester, Liverpool, Cheshire, Leeds and Birmingham.

Our team of specialists work with over 150 operators including independent shops, restaurants, bars, cafes and street food traders as well as national retailers, gyms, and hotels.

Our portfolio includes the following:



**FIVE GUYS**

**BREWDOG**

Waterstones

**BUNDOBUST**

**FRED PERRY**



**UTILITY**

**FLANNELS**

**ANCOATS COFFEE CO.**



**DI+++ COFFEE**

**higher ground**

**GSG.**



STRETFORD VISION



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**STRETTFORD**