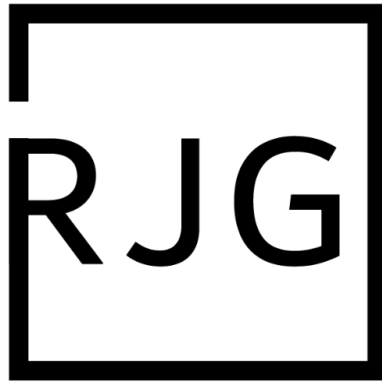




Sequential Test – Proposed health and wellbeing centre adjacent to Bluebell Barbers, Primrose Drive, Huyton

Prepared by RJG Architecture Ltd – 16th January 2023

Site 1	Unit 12 Cavendish Walk, Huyton
Size	3,561sq. ft.
Location	Huyton High Street
Description	Retail
Availability	Advertised and therefore available
Suitability	The location of the unit in the town centre makes is accessible by car and public transport, however the cost of the monthly rental payment and the investment required to convert the premises to a gym facility would be significant. The property, being 3,561sq.ft, is too large for this facility. The site on Primrose Drive can be built to the size required, which is around 2000sq.ft. This unit is advertised for £60,000 per annum, making it too expensive for this business use to be viable. These constraints mean that the site is not suitable for the proposed development.

Site 2	Unit 5 Cavendish Walk, Huyton
Size	2,581 sq.ft.
Location	Huyton High Street
Description	Retail Unit
Availability	Advertised and therefore available
Suitability	The site is in a prime location within the town centre with some parking available nearby (22 spaces) and accessible through public transport. Given its location, the unit's rentable value is £30,000 per annum, plus £12,600 business rates. This makes it too expensive for the expected return on the PT studio.

Conclusion	The site is not financially viable for the proposed use.

Site 3	Unit 17 Cavendish Walk, Huyton
Size	1671 sq.ft.
Location	Situated in Huyton Town Centre
Description	Long term lease retail unit
Availability	Advertised and therefore available
Suitability	The site is in a prime location within the town centre with some parking available nearby (22 spaces) and accessible through public transport. The site is too small, given that the proposed unit needs around 2000sq.ft, not too mention that the site is too expensive.
Conclusion	Whilst the site is within a sequentially preferable location, the site's size cannot accommodate a health and wellbeing centre and a café, therefore, the site is deemed unsuitable.