

Town Centre Monitoring Report 2025

Planning

July 2026

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1. Summary

Surveys of all the Town Centres, Local Centres, and Important Local Parades have been carried out in the Borough of Wandsworth since 1988. They cover approximately 2,500 properties and the last survey was carried out in 2024.

The following report shows that the boroughwide vacancy rate has decreased from 9.7% in 2024 to 9.6% in 2025. The overall Town Centre vacancy rate has also decreased slightly from 8.1% to 7.9%, although the individual circumstances of each Town Centre vary. For example, Wandsworth Town Centre recorded a vacancy rate of 13% in 2025 compared to 15% in 2024, and Putney recorded a vacancy rate of 12% compared to 11% in 2024. The vacancy rates of Local Centres declined by 1% and the rates for Important Local Parades increased by 1% since 2024.

2. Introduction

1. This report summarises the results of the town centre land use survey conducted in the borough between 3rd October and 7th November 2025 which covered all retail premises in designated shopping frontages.
2. The information is broken down into Core Shopping frontages, Secondary Shopping frontages, Protected Other frontages, and Important Local Parades. This format enables the role of each shopping frontage to be monitored. Given their local role and catchments, retail uses in the Local Centres would be expected to concentrate on convenience (food) shopping, with comparison (durable/non-food) shopping being concentrated in the town centres. The survey includes all businesses in designated shopping frontages in the borough.
 - Protected Core Shopping frontages are defined in the Council's Local Plan policies as being key areas in terms of shopping function, containing a high proportion of retail uses;
 - Protected Secondary Shopping frontages are defined as playing an important complementary shopping role, containing a mix of retail, non-retail, and other services appropriate to a shopping frontage;
 - Protected Other frontages are defined as playing a complementary shopping role - these frontages also contain a range of town centre uses.
 - Important Local Parades have a key role in contributing to sustainable development, providing access to day-to-day necessities, such as food, newsagents, pharmacies, and post offices, within walking distance from home.
3. The recently adopted Local Plan introduced three newly designated Important Local Parades at Battersea Square, Old York Road, and Webb's Road. A number of changes were also made to the town and local centre frontage designations¹. The Local Plan also identified Battersea Power Station as an emerging Town Centre.
4. Following the introduction of the combined planning use class in 2020, for the purposes of this report premises were classified into seven broad land use categories.

¹ https://www.wandsworth.gov.uk/media/10137/policy_map_changes.pdf

2.1. Structural changes to retailing

1. There are well-documented changes to the retail sector resulting from growth in multichannel retailing, primarily internet shopping, which has resulted in debate about the amount of shopping needed in the High Street. The most recent research suggests² that, over the longer-term, there will be demand for additional retail and leisure floorspace, although it is noted that this research was carried out prior to the pandemic. The future growth of multi-channel retailing including home computing, internet connections and interactive TV will continue to influence retailing in the high street and from traditional stores.
2. It has never been more important to monitor vacancy rates and the make-up of centres in the borough and such land use surveys are likely to be the most accurate way to measure change as planning permission for the change of use between many town centre uses is no longer required.
3. The section below looks in detail at changes introduced to the Use Class Order and permitted development rights, in particular the creation of Class E, the combined commercial class. This is perhaps the most significant change made affecting the planning of centres in decades.

² https://www.wandsworth.gov.uk/media/8003/retail_needs_assessment_june_2020.pdf

2.2. Changes to permitted development rights

In recent years, the government has introduced changes to permitted development rights affecting town centres, which have made it easier to change between uses without needing planning permission, although some are subject to a prior approval process. Some of the more significant changes to PD rights affecting town centres allow:

Table 1: Changes to permitted development rights

Came into force in May 2013	change to a flexible use (A1, A2, A3 or B1 Use Classes) from A1, A2, A3, A4, or A5 for a temporary period of up to 2 years.
	Some exemptions but no prior approval process.
	change from B1 office to residential. Initially this change was temporary until 30th May 2016 but was subsequently made permanent in April 2016 ³ . Some exemptions and limited prior approval process.
Came into force in April 2014	change of use and some associated physical works from a small shop or provider of professional/financial services (A1 and A2 uses) to residential use (C3).
	Some exemptions and prior approval process.
	retail to banks and building societies (deposit-takers) - allows change of use from a shop (A1) to a bank or a building society. No prior approval process and few exemptions.
Came into force in April 2015	change of use from shops (A1) to financial and professional services (A2). There is no prior approval process and no exemptions.
Came into force in April 2017	changes to permitted development rights to allow change of use from shops (A1 Use Class) to financial services (A2 Use Class). The Council has made an Article 4 Direction to restrict this change in various centres across the borough.
Came into force in September 2020⁴	extending some temporary permitted development rights; takeaway food operations from restaurants, cafes and drinking establishments, and some emergency development rights. Streamlining the existing 16 Use Classes into 11 by introducing three new broad Use Classes. The significant change being the introduction of the combined commercial class, (See also Section below for more detail.) Class E - subsuming the existing A1, A2, A3, B1 (including R&D) and selected D1 and D2 Use Classes which includes retail, food, financial services, indoor sport and fitness, medical or health services, nurseries, offices and light industry. Class E will also include 'other services which it is appropriate to provide in a commercial, business or service locality'. This is expected to comprise uses such as travel agents and post offices which were previously classified within Class A1. Class F1 - A new Learning and Non-Residential Institutions Use Class, known as F1, embraces the remaining parts of the existing D1 Use Classes that are not included within the new Class E. This will include education, non-commercial galleries, law courts, libraries, museums, places of worship and public halls. Class F2 - A new Local Community Use Class, known as F2, will comprises part of the current A1 and D2 Use Classes and includes small corner shops*, local community halls, outdoor recreational areas, and swimming pools. * meeting criteria which means that this protection is unlikely to be applicable in this borough Drinking establishments are categorised as sui generis. For any reference to Permitted Development rights, and for restrictions to them or applications for Prior Approval, the Use Classes in effect prior to 1 September 2020 will be used until the end of July 2021.

*Please note PD rights may be amended by later versions of the General Permitted Development Order.

³ The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 introduced other changes including launderettes being included in Class M- retail and specified sui generis uses to dwelling houses.

⁴ <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>

2.3. Introduction of combined business class

Class E (Commercial, business and service)

This new single use class amalgamates previous use classes (A1) Shops, (A2) financial/professional services, (A3) cafés/restaurants, (D1 part) medical health facilities, creche and nurseries (D2 part) indoor sports/fitness, and (B1) office/business/light industrial uses.

The sui generis use class amalgamates many of the remaining use classes, including pubs and bars, hot food takeaway and cinemas.

Table 2. Class E (Commercial, business and service)

Use	Use Class prior to 31 st August 2020	Use Class from 1 st September 2020
Shop	A1	E(a)
Financial & professional services (not medical)	A2	E(c)
Café or restaurant	A3	E(b)
Pub, wine bar or drinking establishment	A4	Sui generis
Takeaway	A5	Sui generis
Office other than a use within Class A2	B1a	E(g)(i)
Clinics, health centres, creches, day nurseries, day centre	D1	E(f)
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis

*The above table is a simplified list identifying the relevant associated retail uses.

Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):⁵

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
 - E(c)(i) Financial services,
 - E(c)(ii) Professional services (other than health or medical services), or
 - E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(d) Indoor sport, recreation, or fitness (not involving motorised vehicles or firearms)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f) Creche, day nursery or day centre (not including a residential use)
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes
 - E(g)(iii) Industrial processes

⁵ https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Since this change in legislation an Article 4 Direction (as modified by the Secretary of State) came into force on 29th July 2022 to remove permitted development rights regarding the change of use from class E use to C3 use (dwellinghouses).⁶ The effect of the Direction means that a change of use from a commercial, business and service use to residential in certain locations would require planning permission and will be assessed against Local Plan policies. The Article 4 direction covers 62 areas across the borough where the main concentrations of commercial and business uses are located, including areas within centres and parades of all sizes.

⁶ <https://www.wandsworth.gov.uk/change-of-use-from-class-e-to-c3/>

3. Methodology

1. Survey results have historically been reported using the former use class order, however following the amalgamation of use classes in September 2020, this report builds on the methodology used in previous reports of a broader classification of the type of land use into Convenience, Durables and Service categories. Details of the predominant uses in each category are described in Appendix 1.
2. The predominant use in some units may be unclear, however this overall classification allows comparison of the structure of overall uses in each area. For example, a Post Office may be categorised as a service retailer if it provides mainly postal services, but as a convenience retailer if it incorporates a majority of floorspace as a newsagent and stationer.
3. These land use categories are used to compare the proportion of each use between centres and within each centre considering the hierarchy of protected frontage. This shows the variation in categories within centres, for example the predominance of Durable/Non-food outlets in the Core frontages and more Food and Leisure outlets in the Secondary and Other Frontages.
4. This approach also allows monitoring of changes within the new E use class, to show the type of business occupying previously vacant premises, and the changing composition of use categories in different areas of the borough.
5. Vacant units were recorded where a judgement was made that they were not trading on the day of the site survey which was confirmed where possible with additional research.
6. Units being refurbished are included in the vacancy count. In a small number of instances where it is advertised on-site that the existing/new business will be opening in the very near future, the premises will be recorded as occupied.
7. The survey collects information on all ground floor units within the protected shopping frontages. Details of the occupier, use and use class were collected enabling changes in the number of units and use class to be monitored over time. The boundaries used in this report include all the shopping frontages detailed in the Council's adopted Local Plan, 2023.
8. The survey is a snapshot record, undertaken by observation in the field and the researcher makes a judgement as to the nature of the occupier on that day. Information is not requested from landlords, but where available status is verified by an alternative data source. A judgement will be taken by the surveyor in the field as to whether the business is operating but not open on the survey day. This would include for example, businesses only opening in the evenings.

4. Summary of Vacancies

In 2025, the total number of vacant units in the borough decreased slightly by 4 units compared to 2024, resulting in 225 vacant units. This continues a trend from previous years, which saw a reduction of 36 units from 2023 to 2024. The overall vacancy rate has declined to 9.6% in 2025 from 9.7% in 2024.

Table 3. Boroughwide - Vacant Units by year (All frontages)

	2012	2014	2016	2018	2020*	2021*	2022	2023	2024	2025	Average
Total Units	2322	2280	2300	2308	2120	2160	2329	2378	2369	2338	2290
Vacant Units	211	177	188	251	279	261	289	265	229	225	238
Vacancy Rate	9.1%	7.8%	8.2%	10.9%	13.2%	12.1%	12.4%	11.1%	9.7%	9.6%	10.4%

The number of units surveyed in 2020 and 2021 was reduced due to the Covid pandemic

Figure 1. Vacancy Rate - Wandsworth Borough (All frontages)

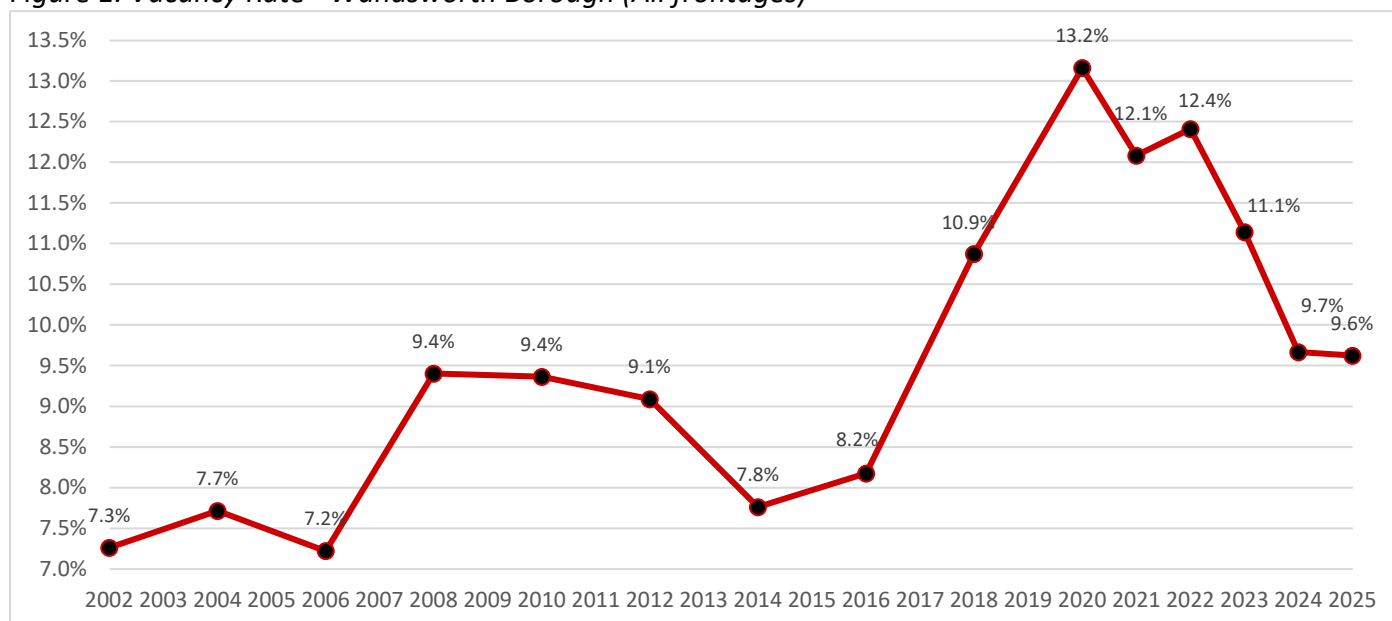


Table 4. Town Centres - Vacant Units by year (All frontages)

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	1464	1413	1435	1443	1406	1307	1442	1433	1420	1419	1418
Vacant Units	120	80	110	131	182	139	155	146	115	112	129
Vacancy Rate	8.2%	5.7%	7.7%	9.1%	12.9%	10.7%	10.7%	10.1%	8.1%	7.9%	9.1%

Table 5. Local Centres - Vacant Units by year (All frontages)

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	553	546	561	562	528	556	558	561	551	551	553
Vacant Units	62	59	43	70	68	76	84	72	66	60	66
Vacancy Rate	11.2%	10.8%	7.7%	12.5%	12.9%	13.7%	15.1%	12.8%	12.0%	10.9%	11.9%

Table 6. Important Local Parades - Vacant Units by year (All frontages)

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	305	321	304	303	186	300	301	379	370	368	314
Vacant Units	29	38	35	50	29	46	50	47	48	53	43
Vacancy Rate	9.5%	11.8%	11.5%	16.5%	15.6%	15.3%	16.6%	12.4%	13.0%	14.4%	13.5%

5. Land Use Categories by Frontage

The tables and chart below show the percentage of all units by land use category and the year-on-year change in these categories. These show for example, that the majority of Food and Leisure businesses are found in Other protected frontages, and that Durable/Non-food outlets are generally in Core frontages. It should be noted that the area covered by different types of protected frontage vary in each High Street and may not be representative of individual areas.

Table 7. Percentage of units in protected frontages by land use category

Land Use Category	Core	Secondary	Other	Important Local Parade	All
Food and Leisure	17%	25%	31%	24%	26%
Services	18%	23%	22%	23%	22%
Durable/Non-food	34%	21%	15%	12%	19%
Convenience Retailer	18%	15%	11%	21%	14%
Financial and Business	7%	9%	10%	11%	9%
Public Service/Facilities	4%	4%	8%	9%	6%
Pubs and Bars	2%	3%	4%	2%	3%
Grand Total	100%	100%	100%	100%	100%

Figure 2. Percentage of trading units in protected frontages by land use category

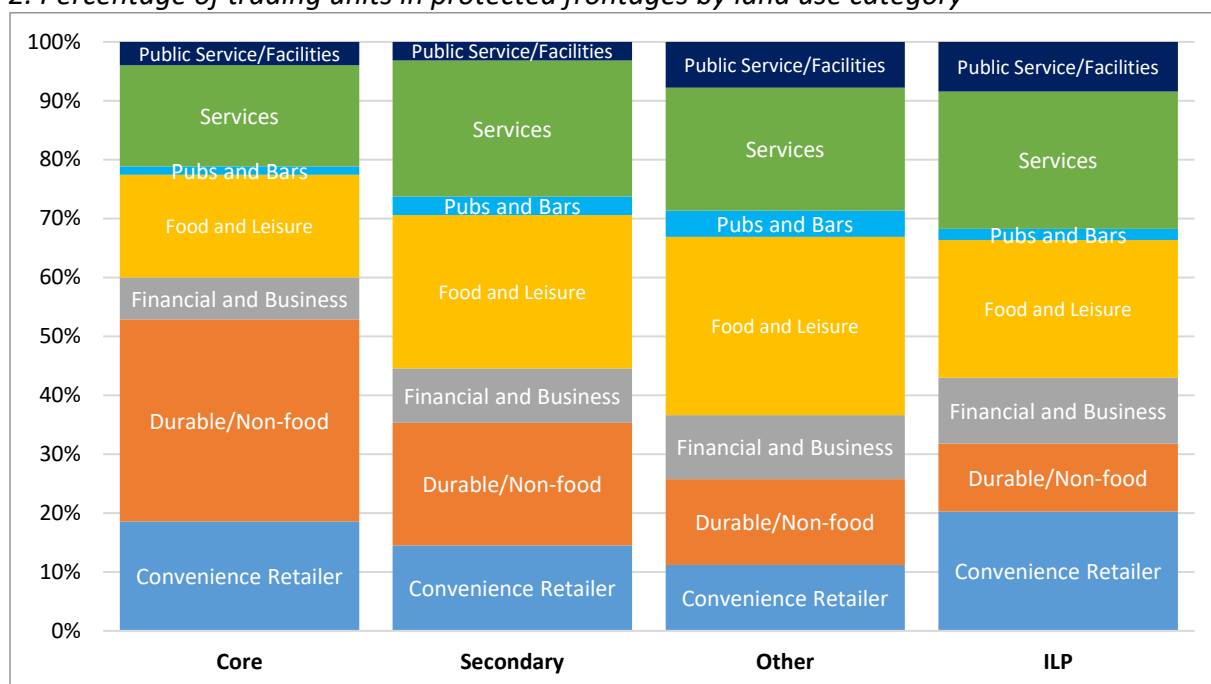


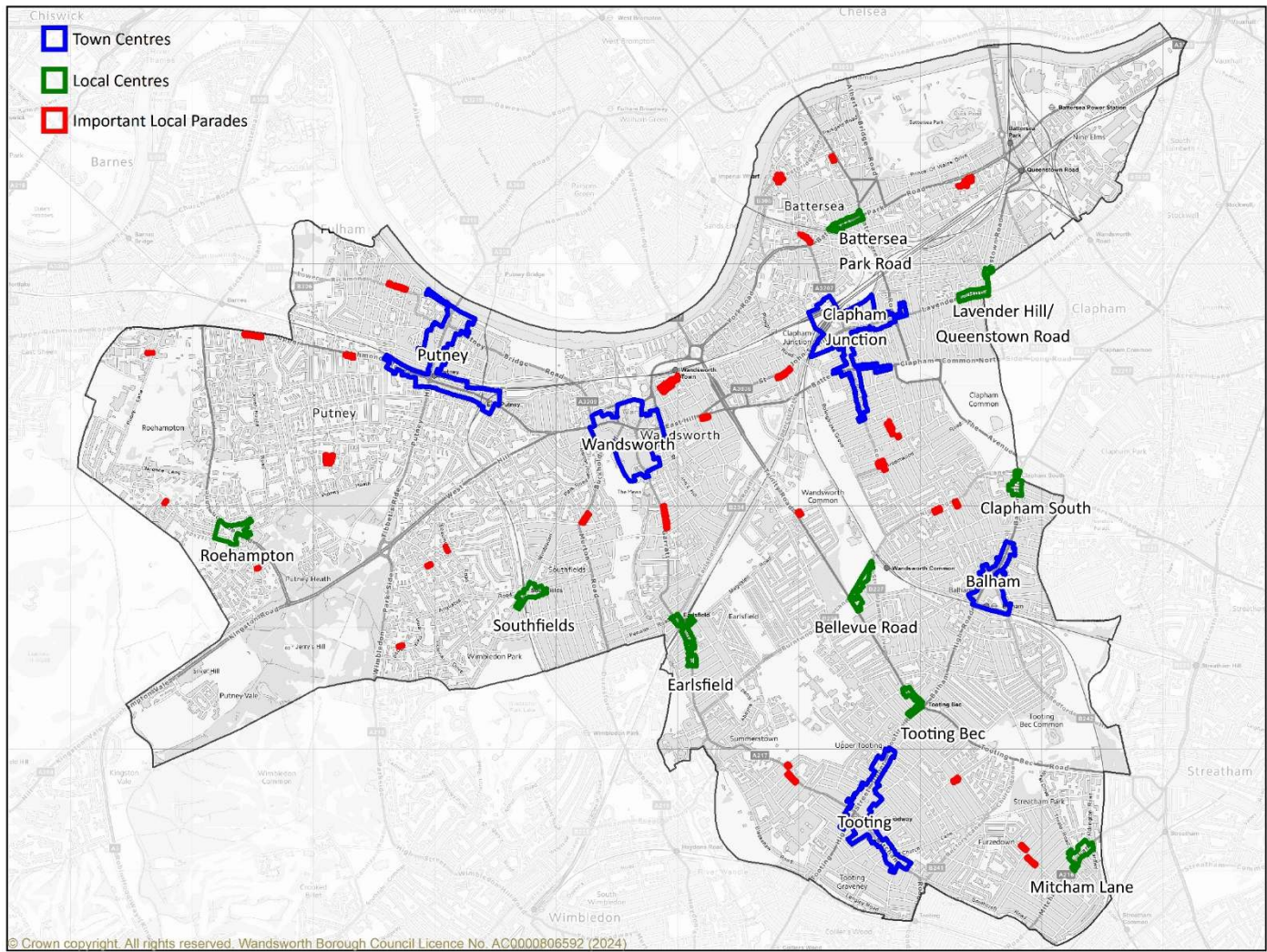
Table 8. Change in Percentage of trading units in protected frontages by land use category – 2024 to 2025

Frontage	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Core	-0.3%	-0.6%	0.0%	0.0%	0.3%	0.6%	0.0%
Secondary	0.2%	0.6%	-0.7%	-0.7%	0.0%	0.1%	0.6%
Other	-0.3%	0.3%	-0.8%	0.4%	-0.3%	0.9%	-0.2%
ILP	0.3%	0.1%	-0.5%	0.3%	0.0%	-0.3%	0.1%
Total	-0.1%	0.2%	-0.6%	0.1%	-0.1%	0.5%	0.1%

6. Town Centres

The adopted Local Plan sets out how the borough’s centres are positioned within a hierarchy: there are 5 town centres (Balham, Clapham Junction, Putney, Tooting, and Wandsworth), nine local centres, and 26 Important Local Parades. Within the town and local centres, particular areas of the centres are designated as Core Shopping frontages, Secondary Shopping Frontages, and Protected Other frontages. The spatial arrangement of the hierarchy of centres is displayed in the map below, and further information on the location of the individual frontages can be found in section 19 of the Local Plan⁷.

Figure 3. Hierarchy of centres



⁷ https://www.wandsworth.gov.uk/media/large/adopted_local_plan.pdf

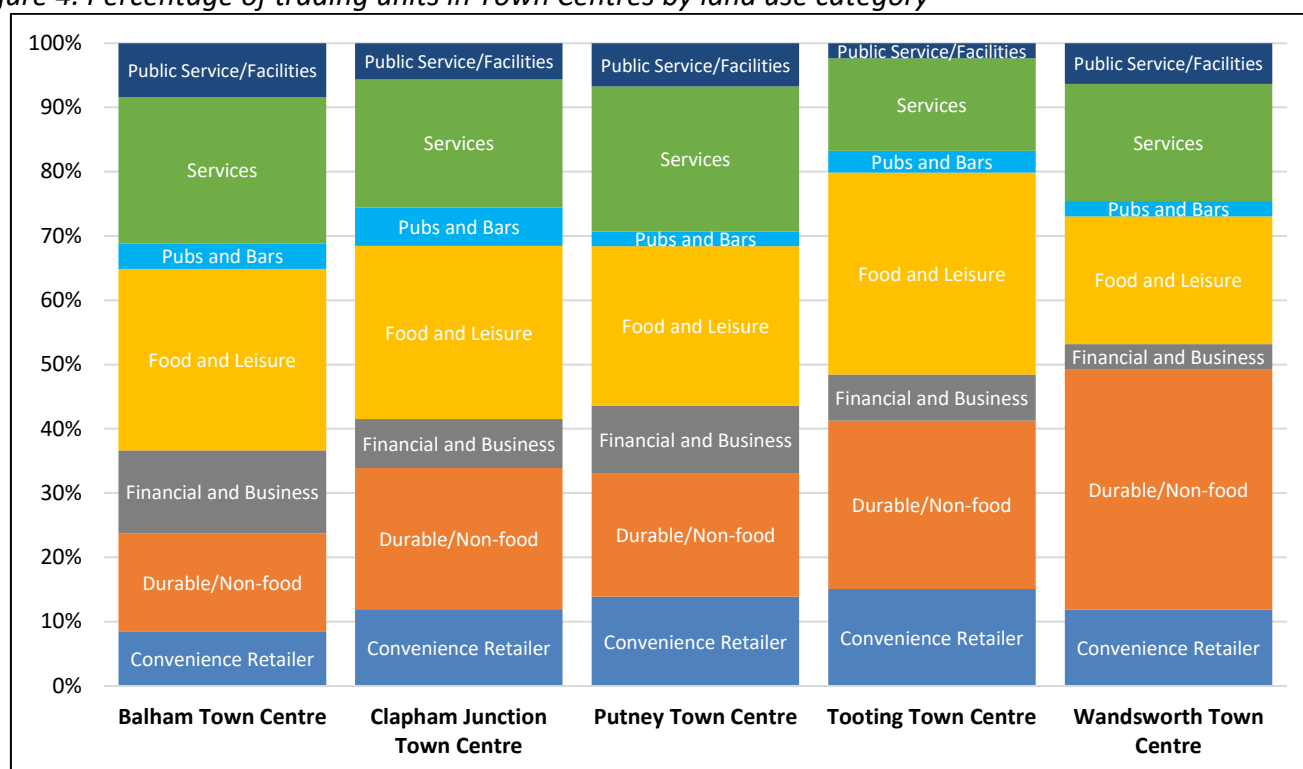
7. Town Centre – Land Use Categories

Table 9 below shows the percentage of all units in the land use categories that are in each Town Centre as a proportion of that category. This allows comparison of the categories between Town Centres, and shows for example, that Balham and Putney have a high proportion of Financial and Business units compared to other Town Centres, Clapham Junction has a higher proportion of Pubs and Bars, and Wandsworth a high proportion of Durable/Non-food businesses. The differences in structure of uses in each Town Centre illustrates the market forces, character, and demographic of each area. It is also important to consider the influences of the large indoor shopping centres in Putney and Wandsworth and two indoor markets in Tooting.

Table 9. Percentage of trading units in Town Centres by land use category

Town Centre	Convenience Retailer	Durable/Non-food	Financial & Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Balham	8%	15%	13%	28%	4%	23%	8%
Clapham Junction	12%	22%	8%	27%	6%	20%	6%
Putney	14%	19%	11%	25%	2%	23%	7%
Tooting	15%	26%	7%	31%	3%	14%	2%
Wandsworth	12%	37%	4%	20%	2%	18%	6%
Total	13%	23%	9%	27%	4%	19%	5%

Figure 4. Percentage of trading units in Town Centres by land use category



8. Changes in Land Use Categories between 2024 - 2025

In 2025, land use categories in town centres saw varied changes compared to 2024. Overall, there were increases in Services, and a decrease in Financial and Business units. Food and Leisure retailers decreased notably in Clapham Junction (-1.3%) whilst Services increased (+2%). Putney saw an increase in Convenience Retailers and a decrease in Pubs and Bars. Wandsworth saw an increase in Services and a decrease in Durable/ Non-food outlets.

Table 10. Change in Percentage of trading units in Town Centres by land use category – 2025 compared to 2024

Town Centre	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Balham	-0.5%	-0.1%	-0.1%	-0.1%	0.0%	0.9%	0.0%
Clapham Junction	-0.7%	0.7%	-1.0%	-1.3%	0.0%	2.0%	0.3%
Putney	0.9%	-0.6%	-0.7%	0.9%	-1.1%	0.2%	0.4%
Tooting	-0.4%	1.1%	-0.8%	0.6%	0.0%	0.1%	-0.5%
Wandsworth	0.5%	-0.9%	-0.1%	0.3%	-0.1%	1.2%	-1.0%
Total	-0.1%	0.3%	-0.7%	0.1%	-0.2%	0.7%	-0.1%

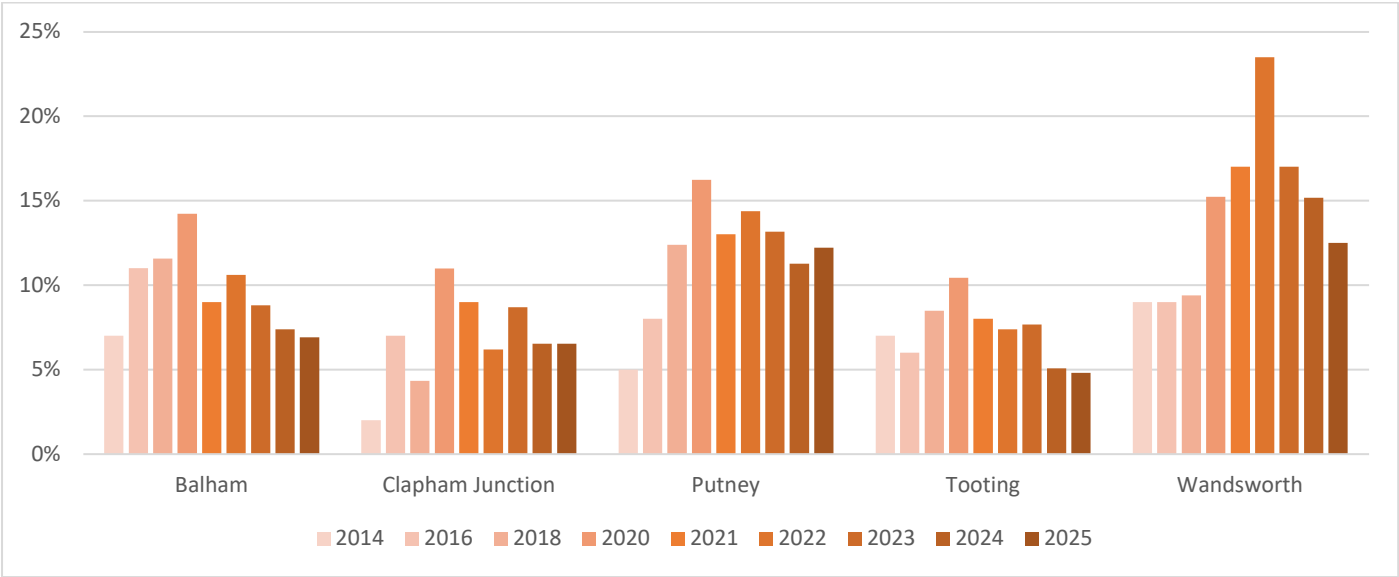
9. Town Centres – Summary of Vacancies

Table 11 and the chart below show the change in the percentage of vacant units in each of the Town Centres between 2020 and 2025. These are described in greater detail in the individual Town Centre sections of this report, but they show that vacancy rates have largely remained the same as in 2024, with a slight increase in Putney and a decrease in Wandsworth.

Table 11. Number of Units and Percentage of Vacant Units by Town Centre (2020 - 2025)

Town Centre	2020		2021		2022		2023		2024		2025	
	No Units	% Vacant	No Units	% Vacant	No Units	% Vacant	No Units	% Vacant	No Units	% Vacant	No Units	% Vacant
Balham	217	14%	218	9%	217	11%	216	9%	217	7%	216	7%
Clapham Jctn	328	11%	326	9%	323	6%	322	9%	322	7%	322	7%
Putney	308	16%	306	13%	306	14%	304	13%	302	11%	303	12%
Tooting	403	10%	309	8%	447	7%	444	8%	434	5%	434	5%
Wandsworth	151	15%	148	17%	149	23%	147	17%	145	15%	144	13%
Total	1,407	12.9%	1,307	11.0%	1,442	10.7%	1,433	10.2%	1,420	8.1%	1,419	7.9%

Figure 5. Percentage of Vacant Units by Town Centre (2014 - 2025)



10. Town Centres - Change in Vacant Units - 2024 – 2025

Units may become vacant for various reasons such as a change in ownership, a drop in trade, or a move to a larger or smaller unit for economic reasons. Units may also have been recorded as vacant both in 2024 and 2025 but may have been occupied by a successful business in the intervening period.

Across the five Town Centres, a total of 112 units were recorded as closed or vacant in 2025, including 4 units under construction. Of these 112 vacant units, 67 were also recorded as closed or vacant in 2024. Among the 45 newly vacant units, the largest proportions of previous uses in 2024 were 14 Food and Leisure units, 13 Durable/Non-Food units and 6 Convenience Retailers.

11. Town Centres – Vacancies by Frontage

The town centres vary in size and have largely retained their level of retail use and low vacancy rates. The total number of units across all the protected frontages shows little change over the longer term. The overall vacancy rate in 2025 has decreased marginally from 8.1% in 2024 to 7.9%. Vacancy rates in Core frontages increased slightly by 0.7%, Secondary frontages saw a larger reduction of 1.2%, and Other frontages saw a reduction of 1 vacant unit compared to 2024.

Table 12. Vacant Units by year - Town Centres (All frontages)

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	1464	1413	1435	1443	1407	1307	1442	1433	1420	1419	1418
Vacant Units	120	80	110	131	183	139	155	146	115	112	129
Vacancy Rate	8.2%	5.7%	7.7%	9.1%	12.9%	10.6%	10.7%	10.2%	8.1%	7.9%	9.1%

**Tooting Market was not surveyed in 2020 or 2021. Broadway Market was not surveyed in 2021.*

Figure 6. Vacancy Rate by year - Town Centres (All frontages) (2004 - 2025)

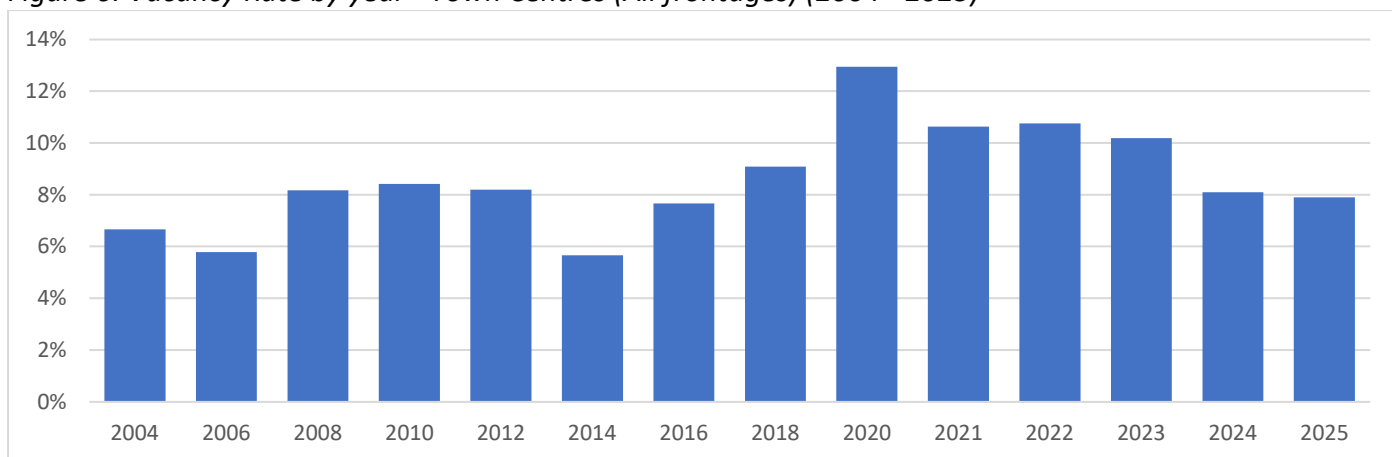


Table 13. Vacant Units by year - Town Centres (Core frontages)

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2024	Average
Total Units	308	282	278	277	279	275	275	273	273	275	280
Vacant Units	41	15	18	29	36	31	32	25	21	23	28
Vacancy Rate	13.3%	5.3%	6.5%	10.5%	12.9%	11.3%	11.6%	9.2%	7.7%	8.4%	9.8%

Table 14. Vacant Units by year - Town Centres (Secondary frontages)

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	351	337	357	354	359	354	354	354	350	349	352
Vacant Units	18	12	24	26	42	32	24	28	24	20	26
Vacancy Rate	5.1%	3.6%	6.7%	7.3%	11.7%	9.0%	6.8%	7.9%	6.9%	5.7%	7.3%

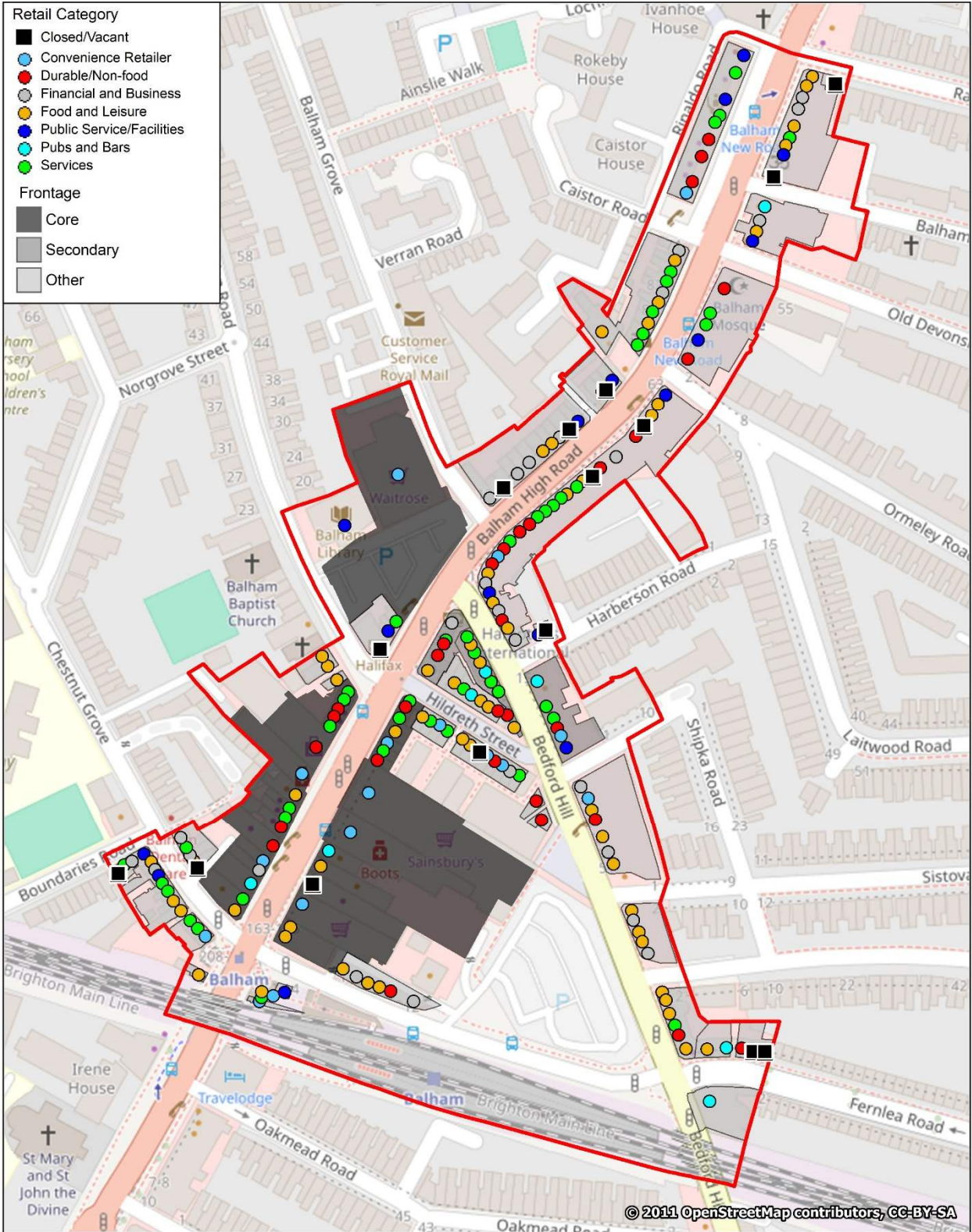
Table 15. Vacant Units by year - Town Centres (Other frontages)

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	805	794	800	812	768	678	806	806	797	795	785
Vacant Units	61	53	68	76	104	76	99	93	70	69	78
Vacancy Rate	7.6%	6.7%	8.5%	9.4%	13.5%	11.2%	12.3%	11.5%	8.8%	8.7%	9.9%

12. Balham Town Centre - Headline results

The vacancy rate in Balham Town Centre (all frontages) remained at 7% in 2025. There was 1 vacant unit in the core frontages, none in the secondary frontages, and other frontages saw a reduction of 2 vacant units in comparison with 2024.

Figure 7. Balham Town Centre



13. Balham Town Centre – Vacancies by Frontage

- There were 15 vacant/closed units in Balham Town Centre of which 4 were newly vacant including a Bank and a Mobile Phone Shop.
- 11 units recorded as vacant/closed in 2024 were again recorded as vacant/closed in 2025.
- 14 vacant units were in Other protected frontages, and 1 in the Core frontage.

Table 16. Vacant Units by year (All designated frontages) – Balham Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	212	209	214	216	218	218	215	216	217	216	215
Vacant Units	16	14	23	25	31	20	23	19	16	15	21
Vacancy Rate	8%	7%	11%	12%	14%	9%	11%	9%	7%	7%	9.7%

Figure 8. Vacancy Rate by year (All designated frontages) – Balham Town Centre

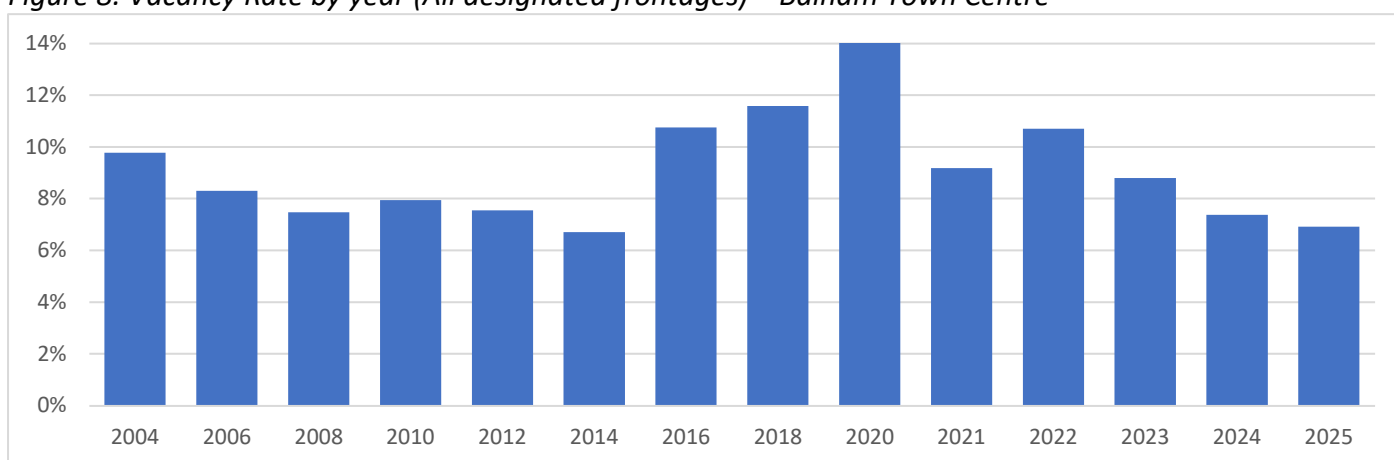


Table 17. Vacant Units by Year (Core frontages) - Balham Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	34	33	33	33	33	33	33	34	34	34	33
Vacant Units	2	2	1	4	4	2	2	0	0	1	2
Vacancy Rate	6%	6%	3%	12%	12%	6%	6%	0%	0%	3%	6%

Table 18. Vacant Units by Year (Secondary frontages) - Balham Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	38	21	20	20	20	20	20	20	20	20	22
Vacant Units	3	0	0	0	2	2	2	2	0	0	1
Vacancy Rate	8%	0%	0%	0%	10%	10%	10%	10%	0%	0%	6%

Table 19. Vacant Units by Year (Other frontages) - Balham Town Centre

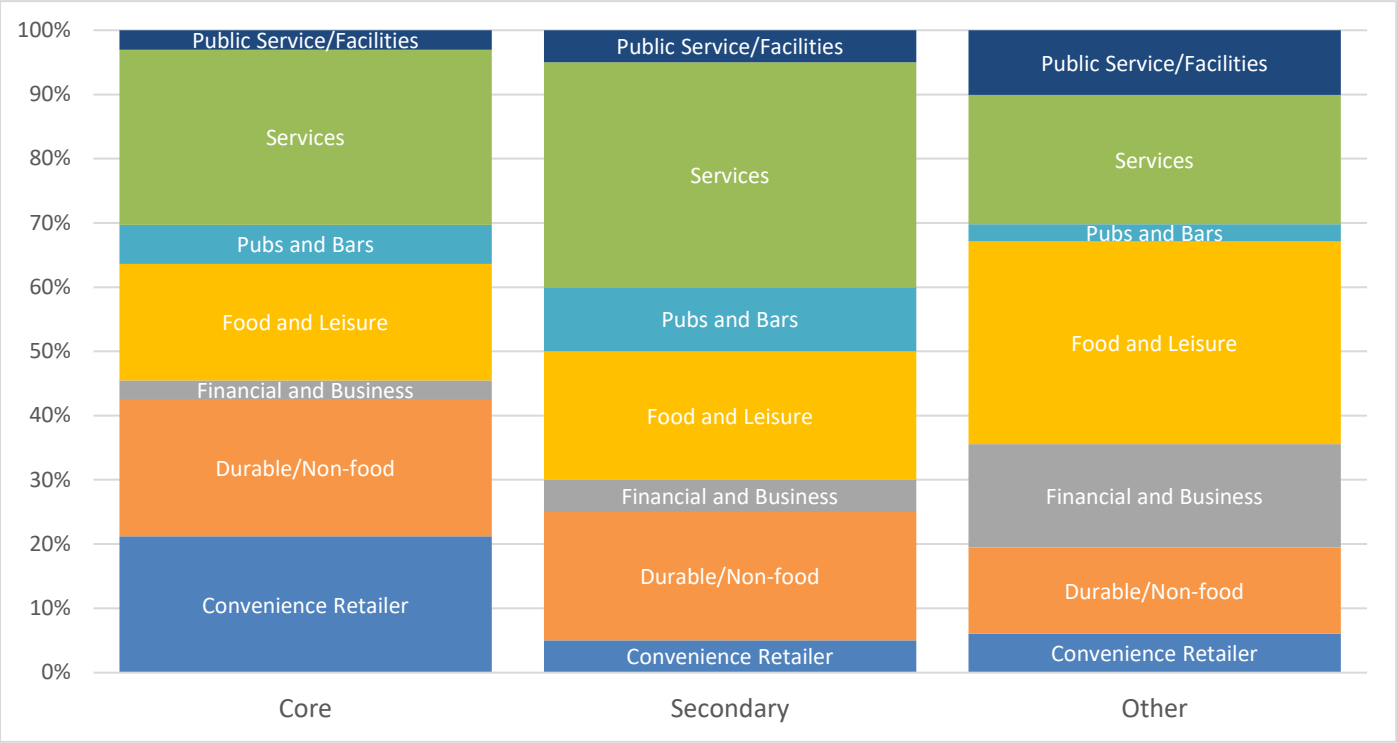
	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	140	155	161	163	165	165	162	162	163	162	160
Vacant Units	11	12	23	21	25	16	19	17	16	14	18
Vacancy Rate	8%	8%	14%	13%	15%	10%	12%	10%	10%	9%	11%

14. Balham Town Centre – Land Use Categories

Table 20. Percentage of trading units by land use category and frontage - Balham Town Centre

Frontage	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	21%	21%	3%	18%	6%	27%	3%
Secondary	5%	20%	5%	20%	10%	35%	5%
Other	6%	13%	16%	32%	3%	20%	10%
Total	8%	15%	13%	28%	4%	23%	8%

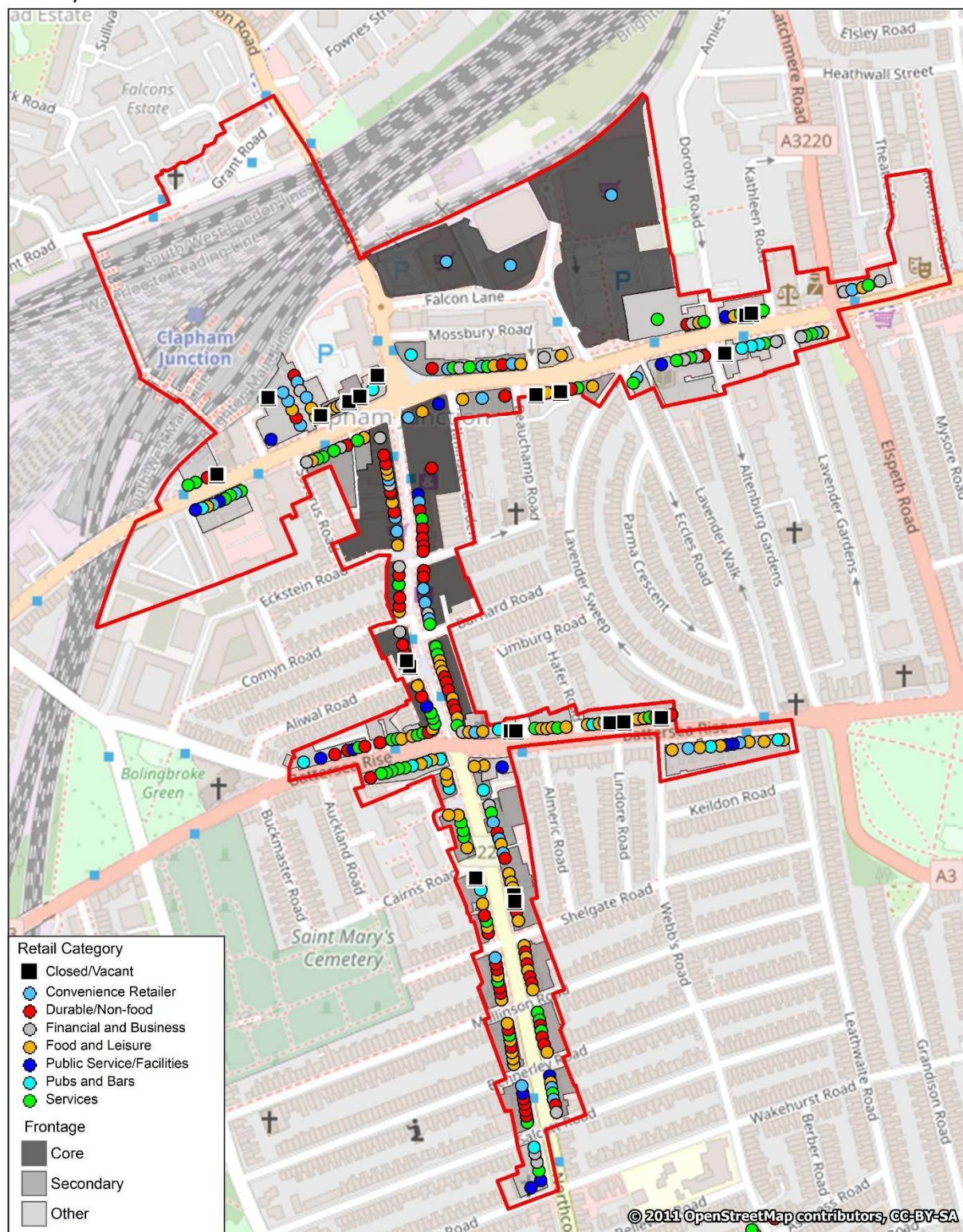
Figure 9. Percentage of trading units by land use category and frontage - Balham Town Centre



15. Clapham Junction Town Centre - Headline results

The vacancy rate in Clapham Junction Town Centre (all frontages) remained at 7% in 2025. Core frontages saw a decrease of 2 vacant units compared to 2024 and Other frontages saw an increase of 2 vacant units.

Figure 10. Clapham Junction Town Centre



16. Clapham Junction Town Centre – Vacancies by Frontage

- In 2025 there were 21 vacant units in Clapham Junction Town Centre, which is the same as recorded in 2024.
- 11 of these 21 units were newly vacant, including 6 Food and Leisure units and 2 Banks.
- 10 of the vacant units were also recorded as vacant in the 2024 survey, and 8 units have remained vacant since the 2023 survey.
- Battersea Rise, Lavender Hill and St Johns Hill each recorded 5 vacant units.

Table 21. Vacant Units by year (All designated frontages) - Clapham Junction Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	334	323	322	324	328	326	323	322	322	322	325
Vacant Units	14	6	21	17	36	30	20	28	21	21	21
Vacancy Rate	4%	2%	7%	5%	11%	9%	6%	9%	7%	7%	7%

Figure 11. Vacancy Rate by year (All designated frontages) - Clapham Junction Town Centre

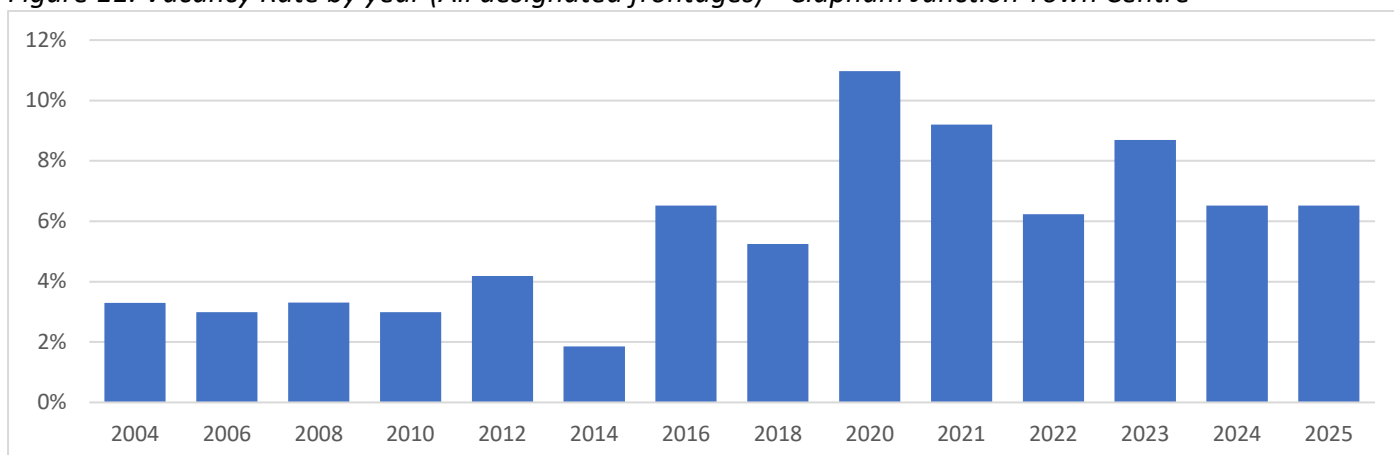


Table 22. Vacant Units by year (Core frontages) - Clapham Junction Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	69	69	68	68	69	68	67	67	72	72	69
Vacant Units	3	1	5	6	6	5	4	5	4	2	4
Vacancy Rate	4.3%	1.4%	7.4%	8.8%	8.7%	7.4%	6.0%	7.5%	5.6%	2.8%	6%

Table 23. Vacant Units by year (Secondary frontages) - Clapham Junction Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	93	100	116	117	119	119	119	119	115	115	113
Vacant Units	4	0	9	7	14	13	5	10	8	8	8
Vacancy Rate	4.3%	0.0%	7.8%	6.0%	11.8%	10.9%	4.2%	8.4%	7.0%	7.0%	7%

Table 24. Vacant Units by year (Other frontages) - Clapham Junction Town Centre

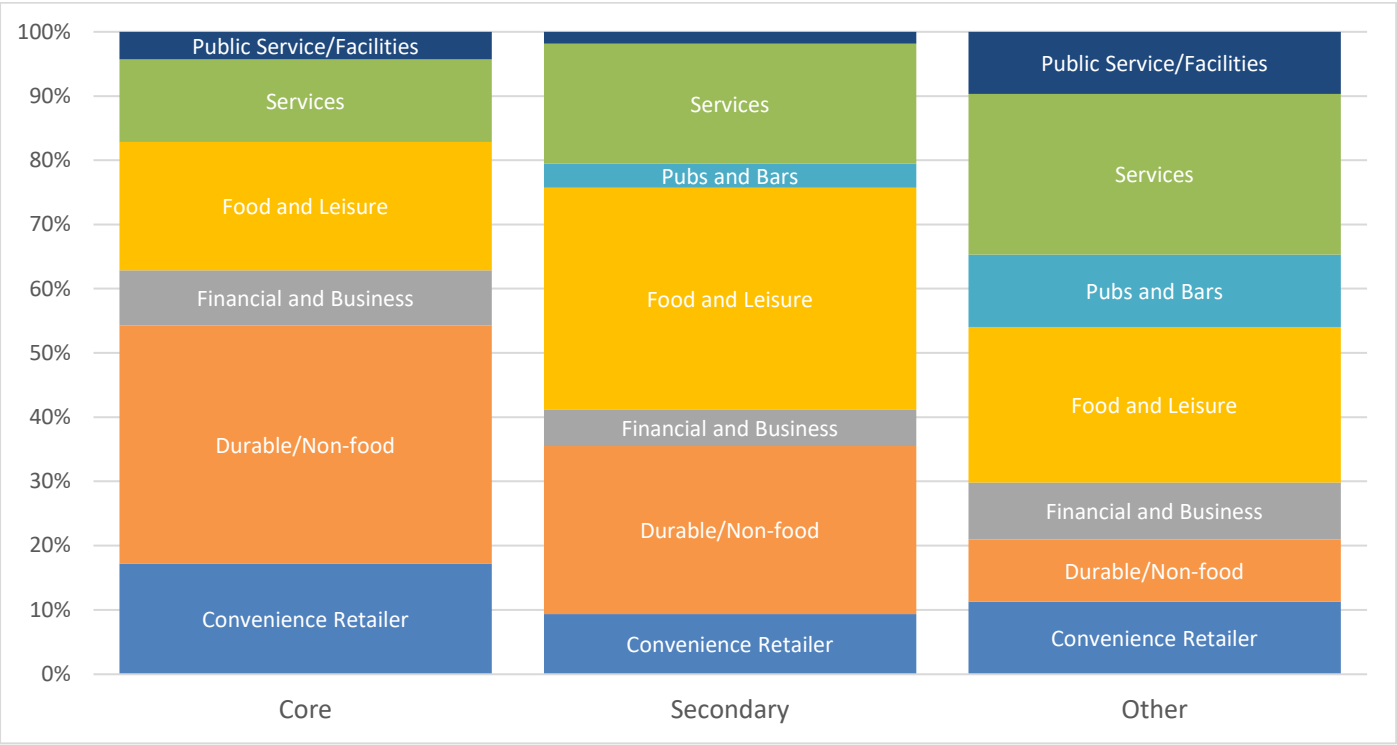
	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	172	154	138	139	140	139	135	136	135	135	142
Vacant Units	7	5	7	4	16	12	11	13	9	11	10
Vacancy Rate	4.1%	3.2%	5.1%	2.9%	11.4%	8.6%	8.1%	9.6%	6.7%	8.1%	7%

17. Clapham Junction Town Centre – Land Use Categories

Table 25. Percentage of trading units by land use category and frontage - Clapham Junction Town Centre

Frontage	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	17%	37%	9%	20%	0%	13%	4%
Secondary	9%	26%	6%	35%	4%	19%	2%
Other	11%	10%	9%	24%	11%	25%	10%
Total	12%	22%	8%	27%	6%	20%	6%

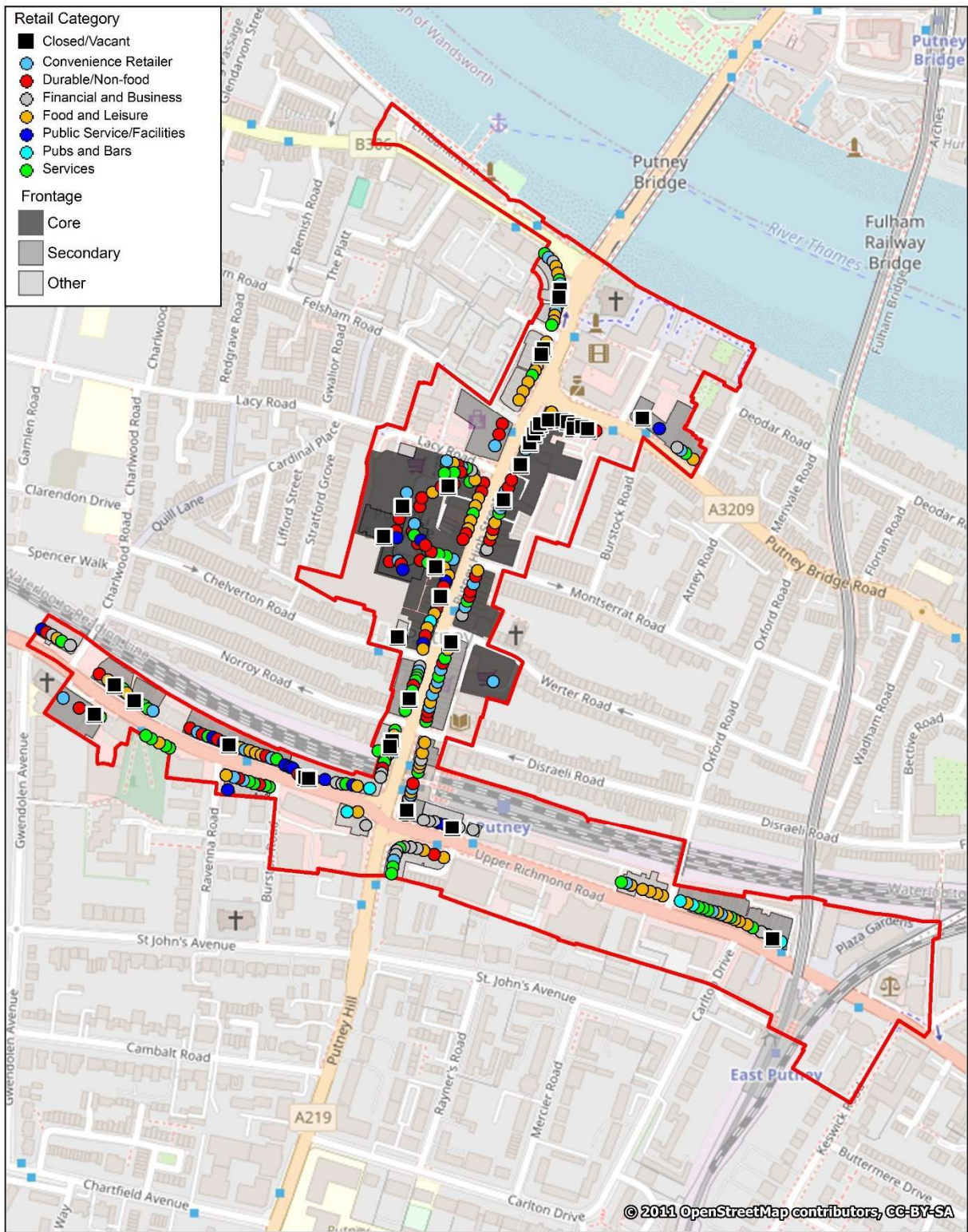
Figure 12. Percentage of trading units by land use category and frontage - Clapham Junction Town Centre



18. Putney Town Centre – Headline Results

In 2025, a total of 37 units were recorded as closed/vacant across all frontages in Putney Town Centre (a vacancy rate of 12%), which is a slight increase on the 34 vacancies in 2024 (11%). The vacant units were on Putney High Street (21), Upper Richmond Road (8) and Putney Bridge Road (7).

Figure 13. Putney Town Centre



19. Putney Town Centre – Vacancies by Frontage

- Core frontages and Other frontages in Putney Town Centre both saw a slight increase in vacancy rates whilst Secondary frontages saw a decrease of 2 vacant units.
- 15 of the 37 vacant units in 2025 were newly vacant, including 5 Durable/Non-Food units and 3 Pubs and Bars.
- 22 units recorded as closed/vacant in 2024 remained unoccupied in 2025, with 17 of these units also being recorded as vacant in 2023. Putney High Street had 21 vacant units, including 4 in Putney Exchange.

Table 26. Vacant Units by year (All designated frontages) - Putney Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	315	307	306	307	308	306	306	304	302	303	306
Vacant Units	22	15	26	38	50	40	44	40	34	37	35
Vacancy Rate	7%	5%	8%	12%	16%	13%	14%	13%	11%	12%	11%

Figure 14. Vacancy Rate by year (All designated frontages) - Putney Town Centre

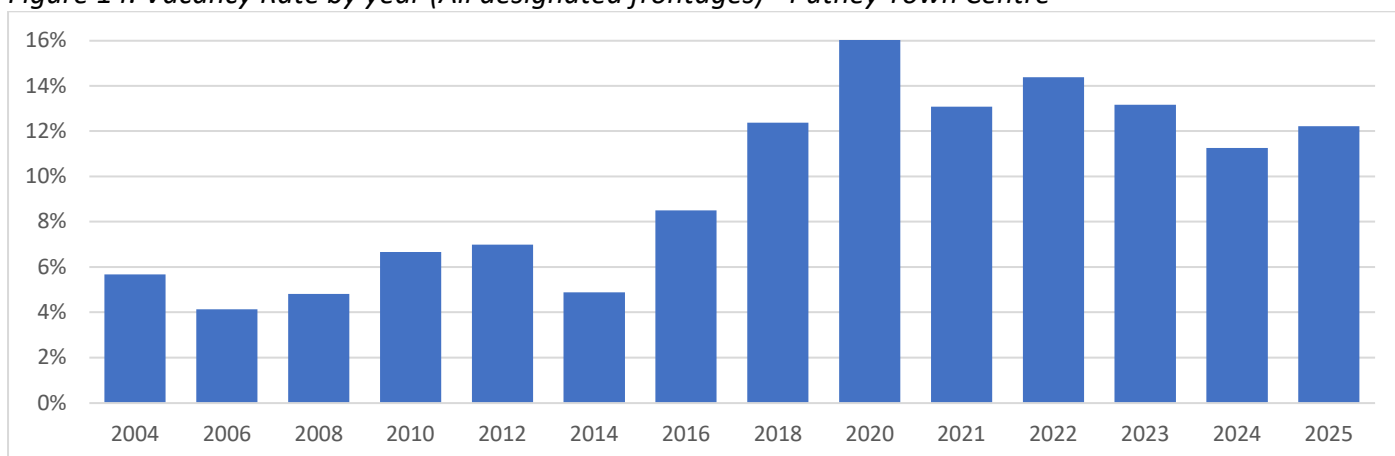


Table 27. Vacant Units by year (Core frontages) - Putney Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	91	89	85	85	85	84	84	82	80	81	85
Vacant Units	7	6	6	15	16	16	16	9	8	11	11
Vacancy Rate	7.7%	6.7%	7.1%	17.6%	18.8%	19.0%	19.0%	11.0%	10.0%	13.6%	13%

Table 28. Vacant Units by year (Secondary frontages) - Putney Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	107	105	107	106	107	105	105	105	105	104	106
Vacant Units	5	7	9	13	19	15	13	12	11	9	11
Vacancy Rate	4.7%	6.7%	8.4%	12.3%	17.8%	14.3%	12.4%	11.4%	10.5%	8.7%	11%

Table 29. Vacant Units by year (Other frontages) - Putney Town Centre

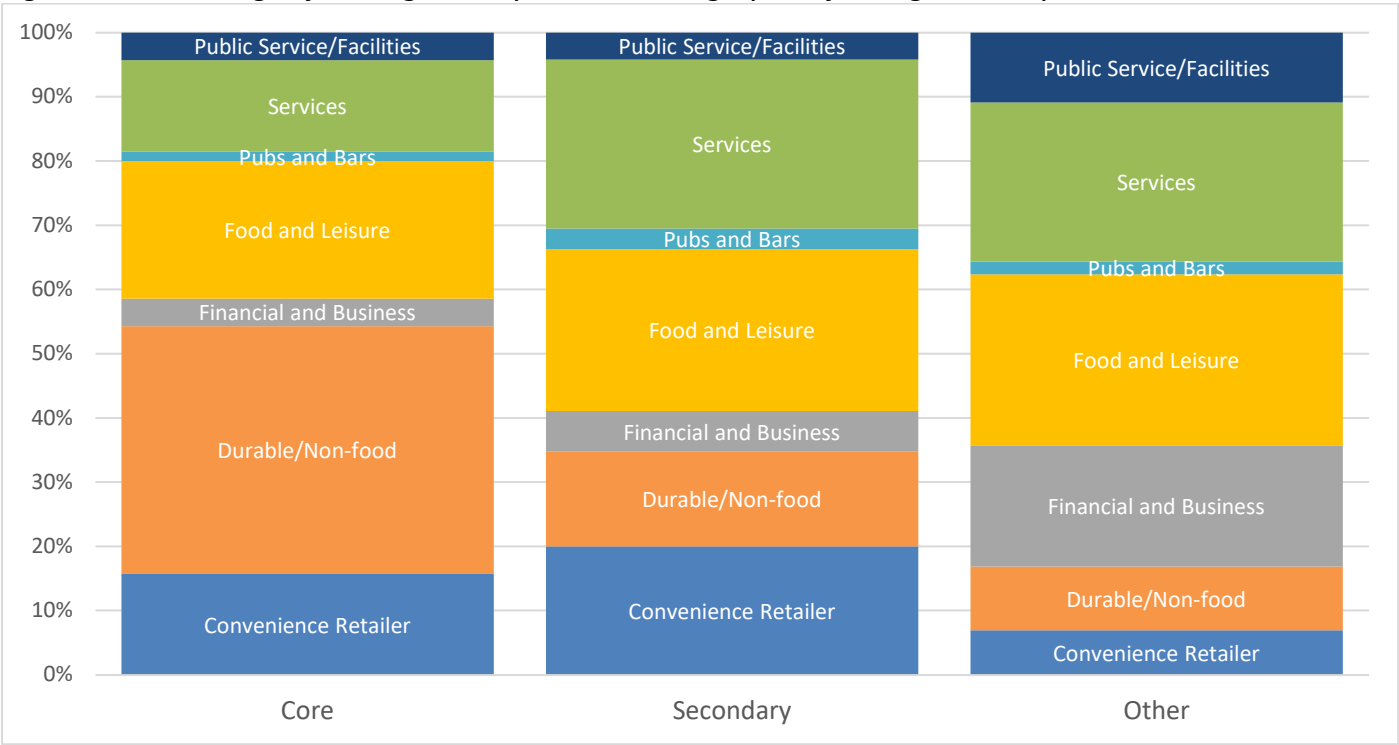
	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	117	113	114	113	116	117	117	117	117	118	116
Vacant Units	10	2	11	7	15	9	15	19	15	17	12
Vacancy Rate	8.5%	1.8%	9.6%	6.2%	12.9%	7.7%	12.8%	16.2%	12.8%	14.4%	10%

20. Putney Town Centre – Land Use Categories

Table 30. Percentage of trading units by land use category and frontage - Putney Town Centre

Frontage	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	16%	39%	4%	21%	1%	14%	4%
Secondary	20%	15%	6%	25%	3%	26%	4%
Other	7%	10%	19%	27%	2%	25%	11%
Total	14%	19%	11%	25%	2%	23%	7%

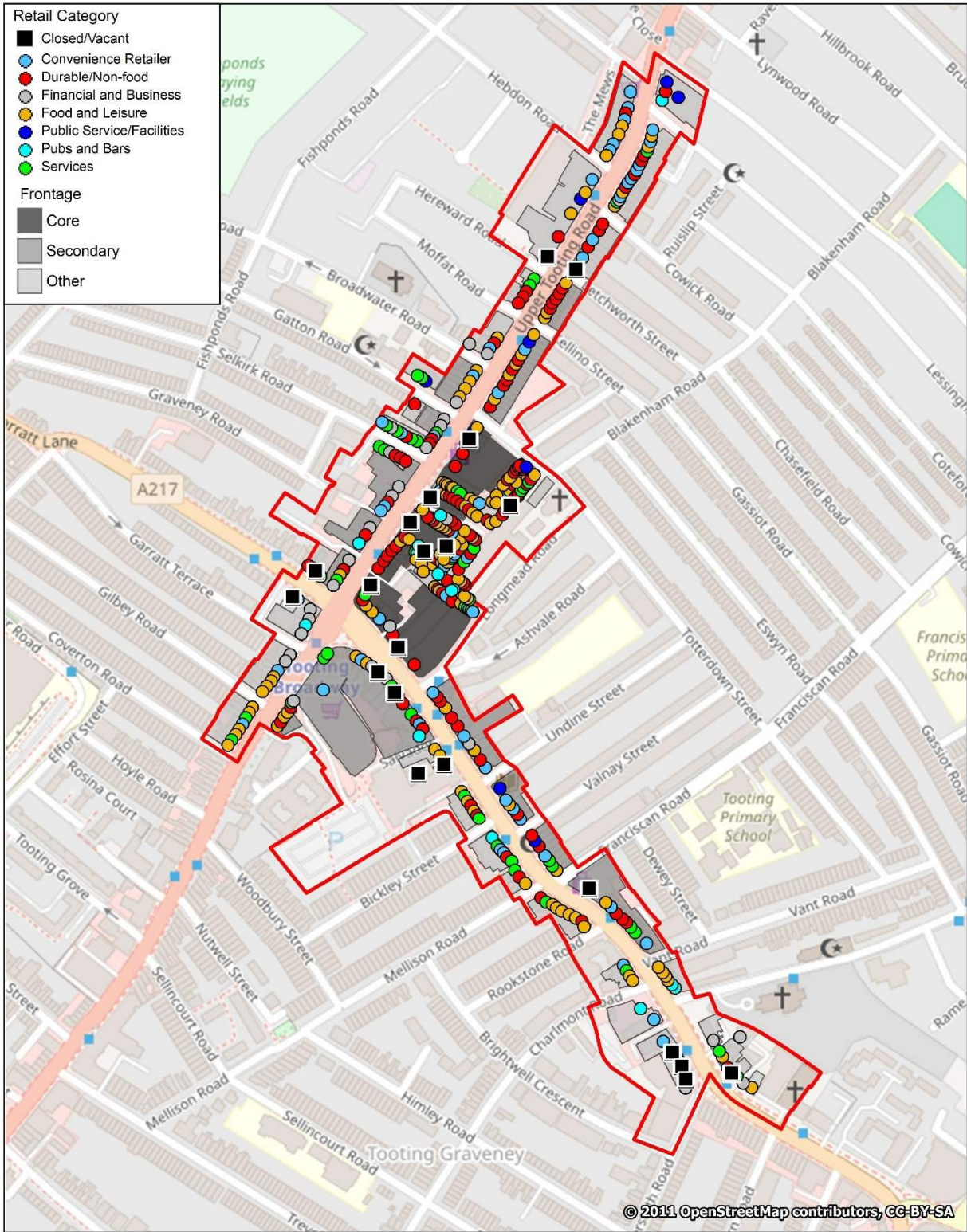
Figure 15. Percentage of trading units by land use category and frontage - Putney Town Centre



21. Tooting Town Centre – Headline Results

The number of vacant units in Tooting Town Centre has decreased slightly by 1 unit since 2024, with the vacancy rate staying at 5%. Vacant units in Core and secondary frontages remained similar to 2024 and there was no change in the Other Frontages.

Figure 16. Tooting Town Centre



22. Tooting Town Centre – Vacancies by Frontage

- There were 21 vacancies in Tooting Town Centre in 2025. 10 of these were newly vacant including a department store, a supermarket, and a discount store.
- Core frontages had 5 vacant units and Secondary had 3, and the remaining 13 were in Other frontages
- The majority of vacant units were on Mitcham Road with 10 vacant units. In Tooting Market and Broadway Market there was a total of 3 vacant units.

Table 31. Vacant Units by year (All designated frontages) - Tooting Town Centre

	2012	2014	2016	2018	2020*	2021*	2022	2023	2024	2025	Average
Total Units	432	430	450	448	403	309	444	444	434	434	432
Vacant Units	21	32	26	38	42	24	33	34	22	21	21
Vacancy Rate	5%	7%	6%	8%	10%	8%	7.4%	8%	5%	5%	5%

*Tooting Market was not surveyed in 2020. Tooting Market and Broadway Market were not surveyed in 2021.

Figure 17. Vacancy Rate by year (All designated frontages) - Tooting Town Centre

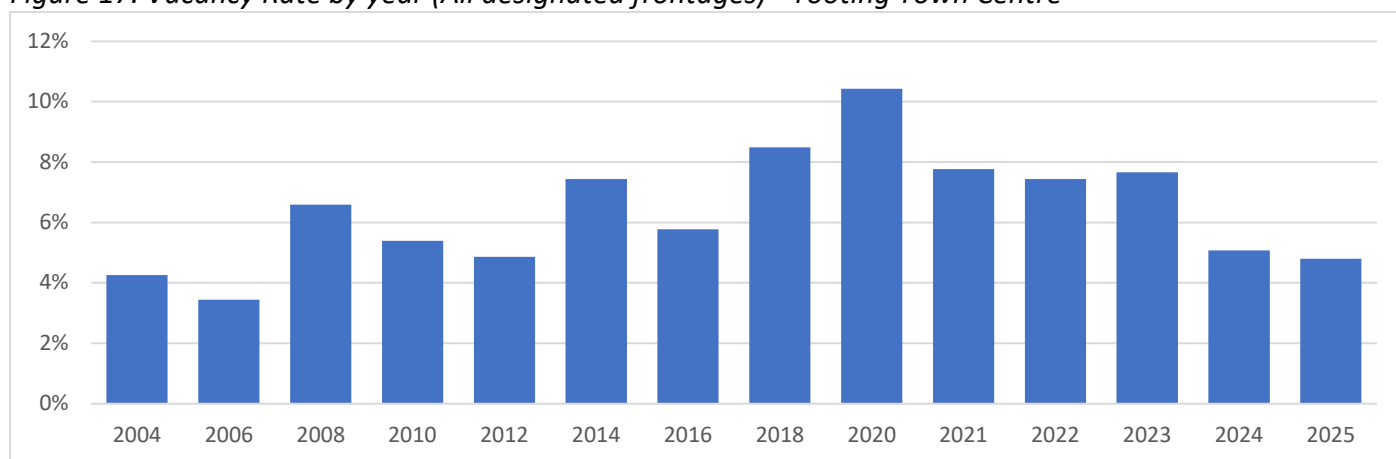


Table 32. Vacant Units by year (Core frontages) - Tooting Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	27	28	27	26	27	26	26	26	25	26	26
Vacant Units	1	1	1	1	1	1	2	4	4	5	2
Vacancy Rate	3.7%	3.6%	3.7%	3.8%	3.7%	3.8%	7.7%	15.4%	16.0%	19.2%	8%

Table 33. Vacant Units by year (Secondary frontages) - Tooting Town Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	113	111	114	111	113	110	110	110	110	110	111
Vacant Units	6	5	6	6	7	2	4	4	5	3	5
Vacancy Rate	5.3%	4.5%	5.3%	5.4%	6.2%	1.8%	3.6%	3.6%	4.5%	2.7%	4%

Table 34. Vacant Units by year (Other frontages) - Tooting Town Centre

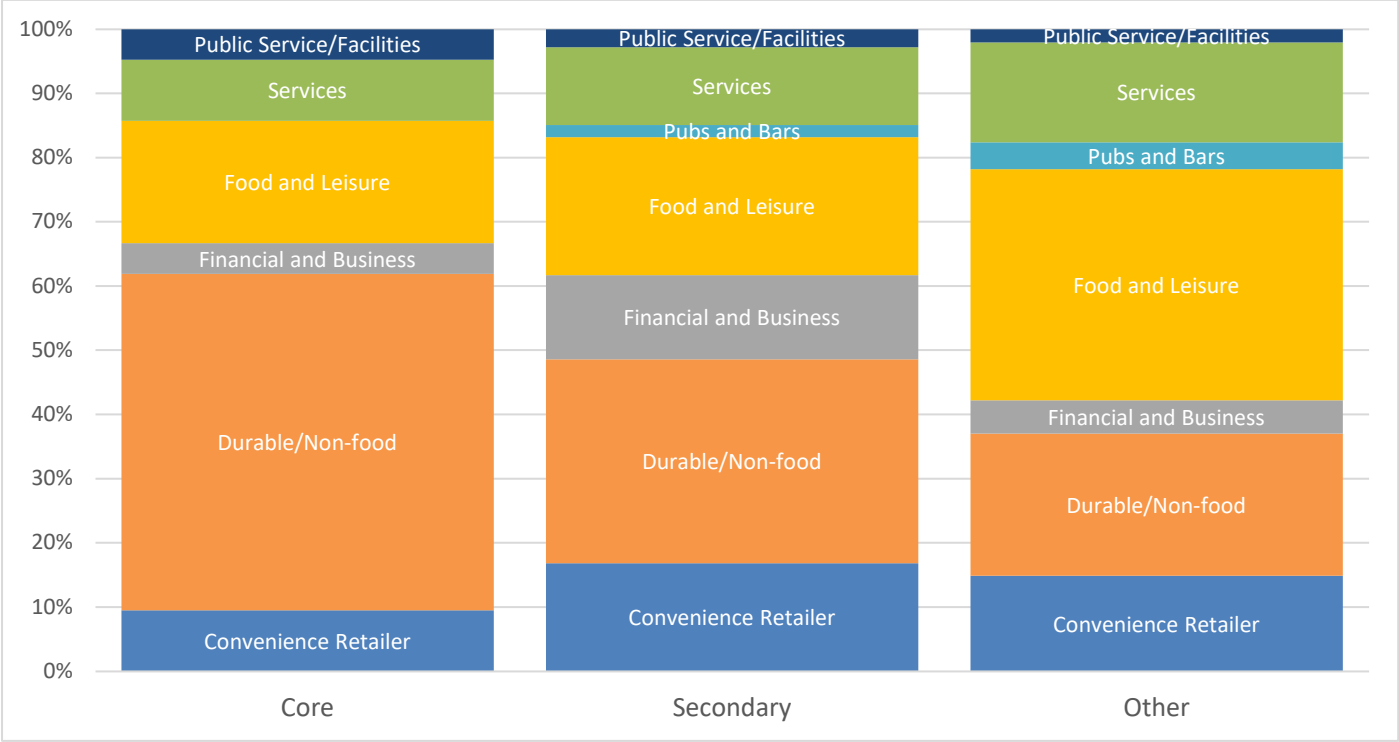
	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	292	291	309	311	263	173	308	308	299	298	285
Vacant Units	14	26	19	31	34	21	27	26	13	13	22
Vacancy Rate	4.8%	8.9%	6.1%	10.0%	12.9%	12.1%	8.8%	8.4%	4.3%	4.4%	8%

23. Tooting Town Centre – Land Use Categories

Table 35. Percentage of trading units by land use category and frontage - Tooting Town Centre

Frontage	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	10%	52%	5%	19%	0%	10%	5%
Secondary	17%	32%	13%	21%	2%	12%	3%
Other	15%	22%	5%	36%	4%	16%	2%
Total	15%	26%	7%	31%	3%	14%	2%

Figure 18. Percentage of trading units by land use category and frontage - Tooting Town Centre

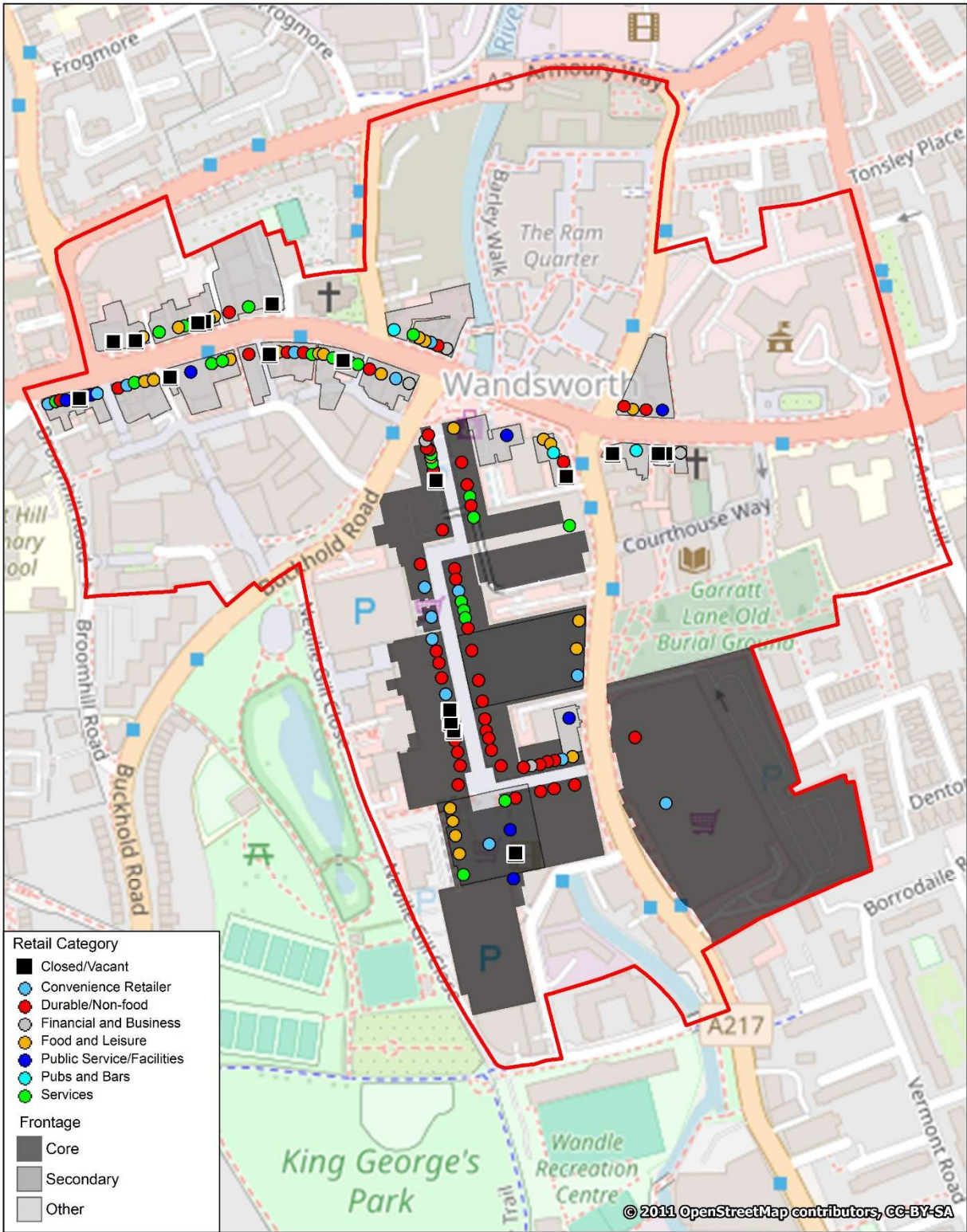


24. Wandsworth Town Centre – Headline Results

The combined vacancy rate in Core and Other frontages in Wandsworth Town Centre has decreased to 13%, compared to the 15% recorded in 2024. There were 18 units recorded as vacant or closed in 2025, which is 4 fewer than in 2024.

The protected frontages in Wandsworth Town Centre consist of Core Shopping frontages and Other frontages only; there are no Secondary frontages designated within Wandsworth Town Centre. Apart from Sainsbury’s in Garratt Lane, all the Core Shopping frontages are entirely within Southside shopping centre.

Figure 19. Wandsworth Town Centre



25. Wandsworth Town Centre – Vacancies by Frontage

- There were 18 vacancies in Wandsworth Town Centre of which 5 were newly vacant. 3 of these were in Southside Shopping Centre and 1 former Gymnasium on Garratt Lane.
- Units in the Core Frontage saw a decrease of 1 unit, and Other frontages saw a decrease of 3 vacant units since 2023.

Table 36. Vacant Units by year (All designated frontages) - Wandsworth Town Centre

	2012	2014	2016	2018	2020*	2021*	2022	2023	2024	2025	Average
Total Units	170	144	143	149	151	150	149	147	145	144	149
Vacant Units	47	13	13	14	23	25	35	25	22	18	24
Vacancy Rate	28%	9%	9%	9%	15%	17%	23%	17%	15%	13%	16%

Figure 20. Vacancy Rate by year (All designated frontages) - Wandsworth Town Centre

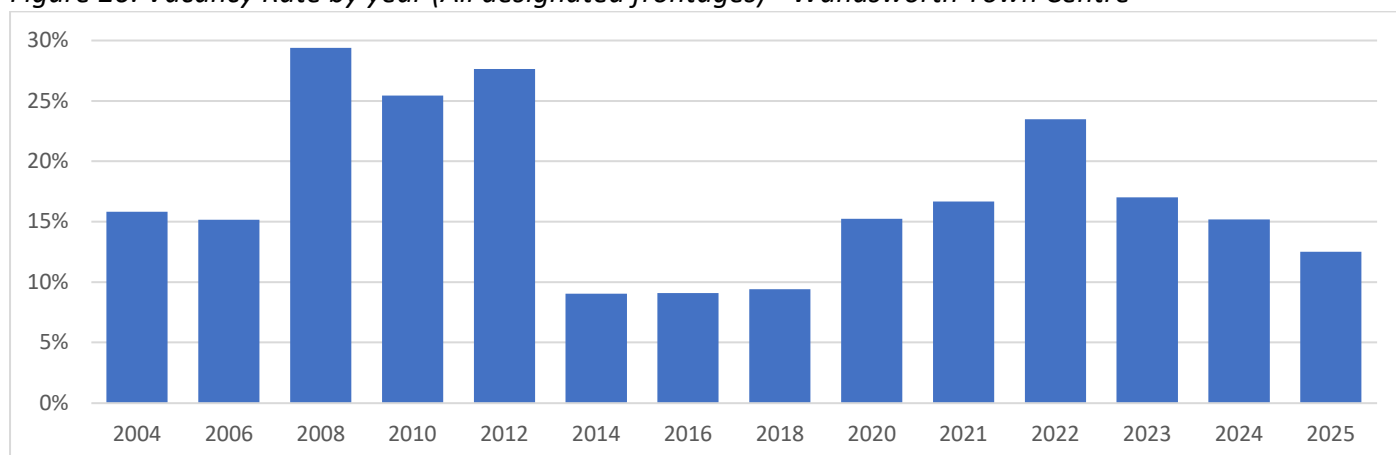


Table 37. Vacant Units by year (Core frontages) - Wandsworth Town Centre

	2012	2014	2016	2018	2020*	2021*	2022	2023	2024	2025	Average
Total Units	87	63	65	65	65	64	65	64	62	62	66
Vacant Units	28	5	5	3	9	7	8	7	5	4	8
Vacancy Rate	32%	8%	8%	5%	14%	11%	12%	11%	8%	6%	12%

Table 38. Vacant Units by year (Other frontages) - Wandsworth Town Centre

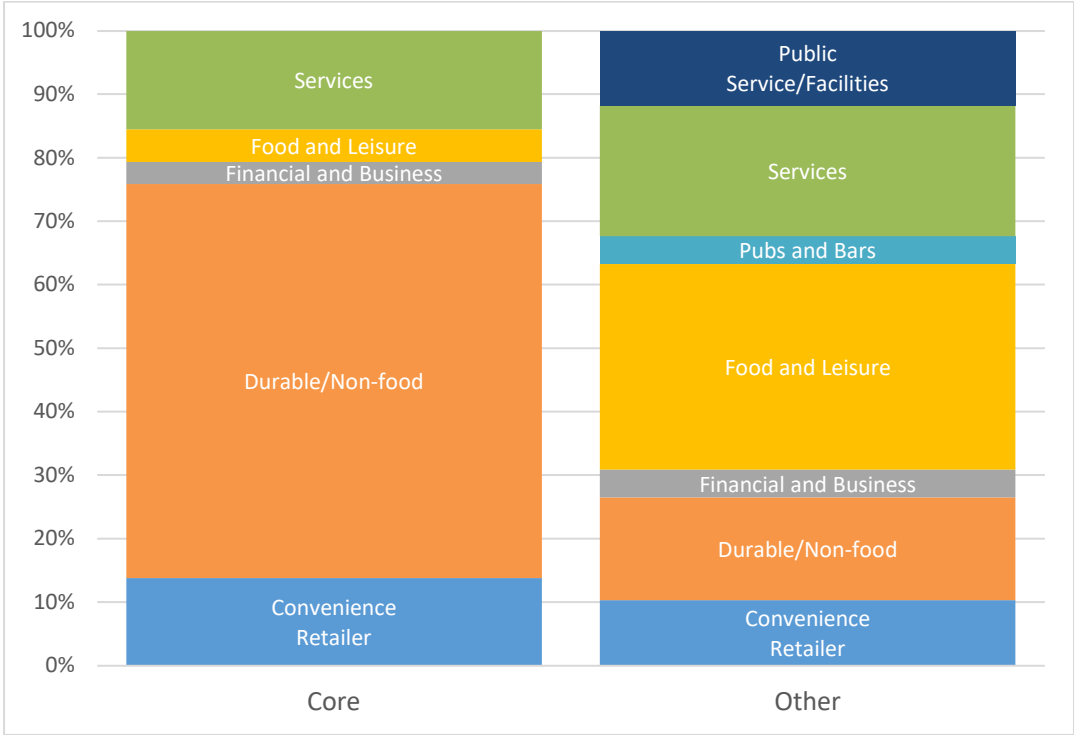
	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	83	81	78	84	86	86	84	83	83	82	83
Vacant Units	19	8	8	11	14	18	27	18	17	14	15
Vacancy Rate	23%	10%	10%	13%	16%	21%	32%	22%	20%	17%	19%

26. Wandsworth Town Centre – Land Use Categories

Table 39. Percentage of trading units by land use category and frontage - Wandsworth Town Centre

Frontage	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	14%	62%	3%	5%	0%	16%	0%
Other	10%	16%	4%	32%	4%	21%	12%
Total	12%	37%	4%	20%	2%	18%	6%

Figure 21. Percentage of trading units by land use category and frontage - Wandsworth Town Centre



27. Battersea Power Station Central Activities Zone (CAZ) retail cluster

The Battersea Power Station site is emerging as a new retail cluster that will ultimately perform the same function as a town centre. The first retail units in the turbine hall opened in October 2022 and there are currently 150 retail units in total in and around the Power Station. Additional retail units will also be opening in the future as the different phases of the development are completed. For the purposes of this report only fully completed areas are included.

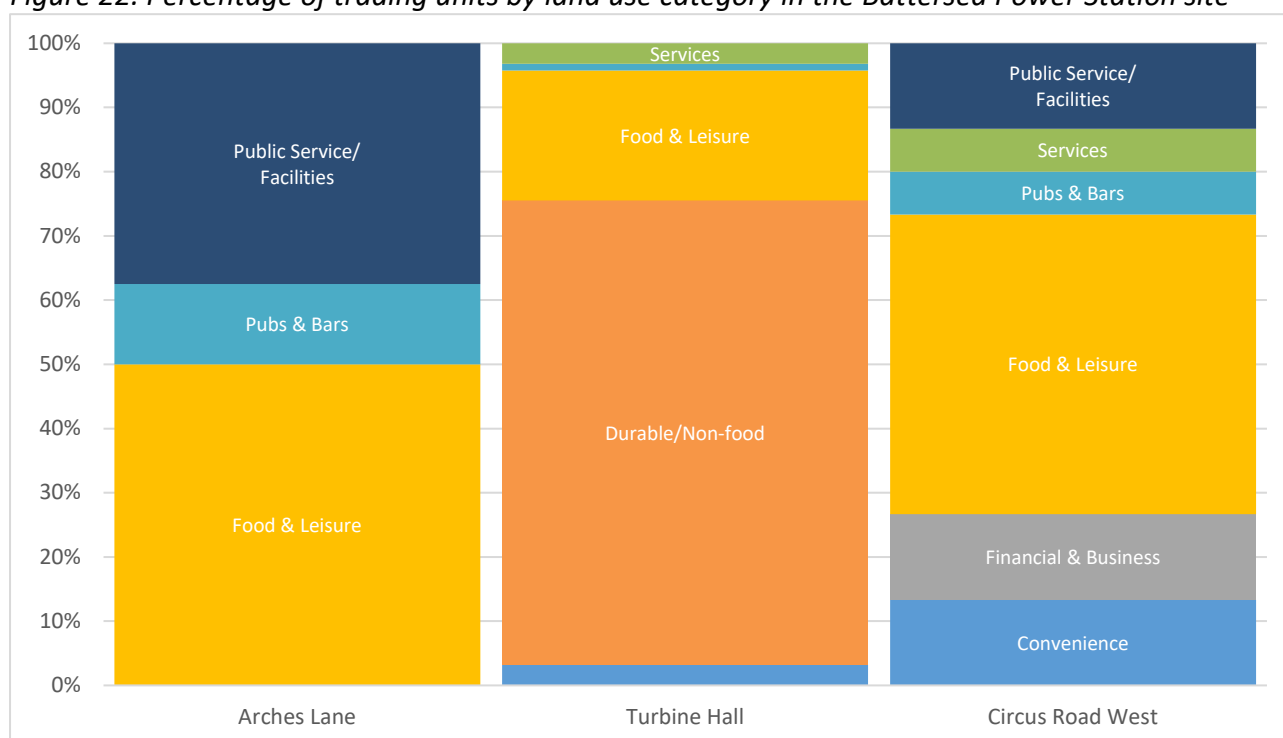
Table 41. Number of units in the Battersea Power Station site – November 2025

Area	Total Units	Vacant Units	Vacancy Rate
Arches Lane	13	5	38%
Turbine Hall	100	7	7%
Circus Road West	16	1	6%
Electric Boulevard	19	5	26%
Total	148	18	12%

Table 40. Percentage of trading units by land use category in the Battersea Power Station site

Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
4%	58%	2%	26%	3%	3%	4%

Figure 22. Percentage of trading units by land use category in the Battersea Power Station site



28. Local Centres – Headline Results

The vacancy rate in all Local Centres has decreased slightly between 2024 and 2025 from 12% to 11%. The vacancy rate is highest in Core frontages at 15%, Secondary and Other frontages have an 9% and 10% rate respectively.

29. Local Centres – Vacancies by Frontage

Table 43. Vacant Units by year (All designated frontages) - Local Centres

	2012	2014	2016	2018	2020*	2021	2022	2023	2024	2025	Average
Total Units	553	546	561	562	528	558	560	549	552	551	552
Vacant Units	62	59	43	70	68	76	84	72	67	60	66
Vacancy Rate	11%	11%	8%	12%	13%	14%	15%	13%	12%	11%	12%

*Roehampton Local Centre was not surveyed in 2020.

Figure 23. Vacancy Rate by year (All designated frontages) - Local Centres

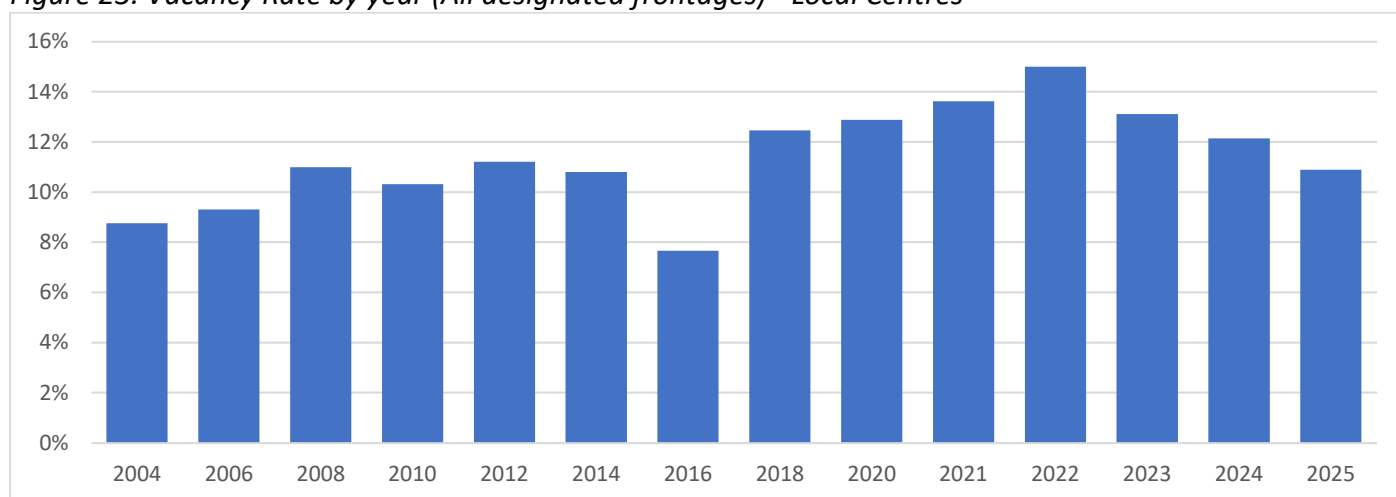


Table 44. Vacant Units by year (Core frontages) - Local Centres

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	125	104	105	104	99	103	103	115	115	115	109
Vacant Units	13	11	5	12	11	15	17	15	17	17	13
Vacancy Rate	10%	11%	5%	12%	11%	15%	17%	13%	15%	15%	12%

Table 41. Vacant Units by year (Secondary frontages) - Local Centres

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	141	159	163	163	153	161	161	167	168	169	161
Vacant Units	16	19	10	21	25	22	24	21	18	16	19
Vacancy Rate	11%	12%	6%	13%	16%	14%	15%	13%	11%	9%	12%

Table 42. Vacant Units by year (Other frontages) - Local Centres

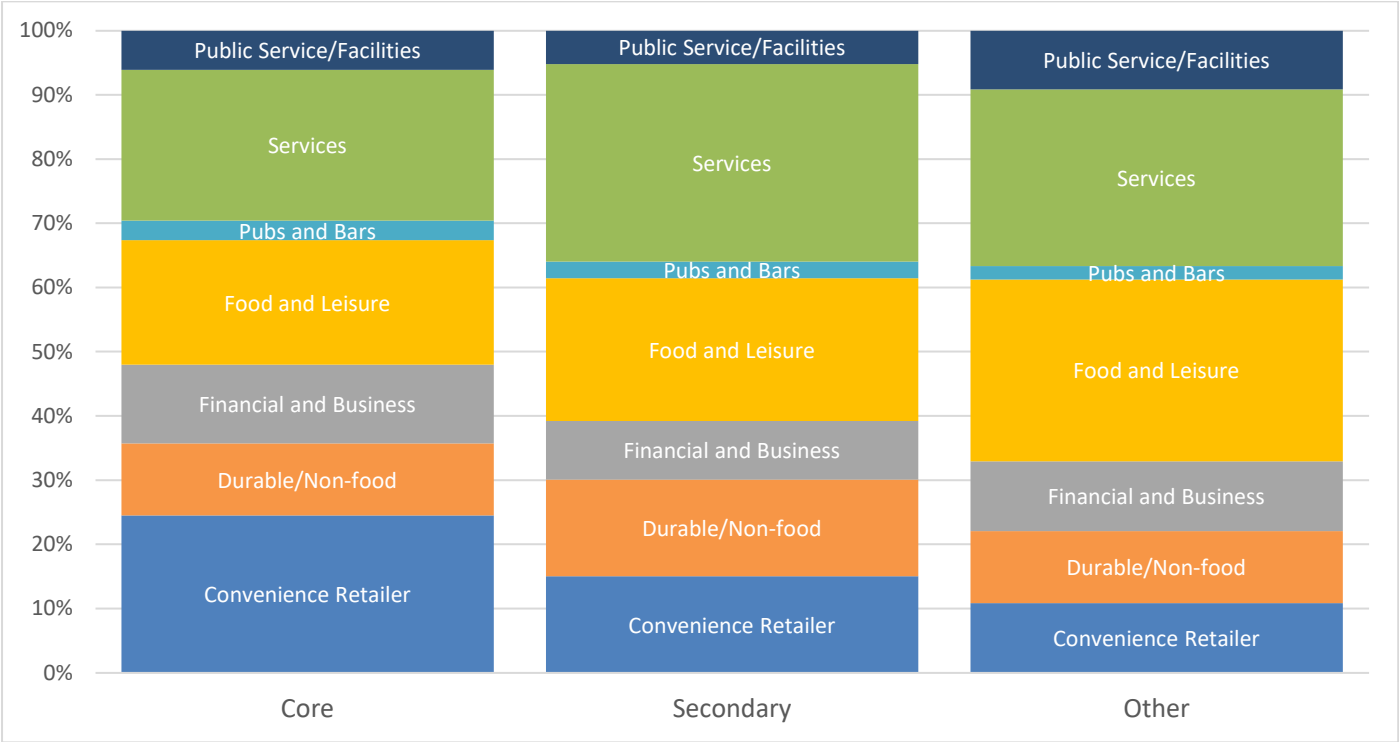
	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	287	283	293	295	276	294	294	267	268	267	282
Vacant Units	33	29	28	37	32	39	43	36	31	27	34
Vacancy Rate	11%	10%	10%	13%	12%	13%	15%	13%	12%	10%	12%

30. Local Centres – Land Use Categories by Frontage

Table 43. Percentage of trading units in Local Centres by land use category and frontage

Frontage	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	24%	11%	12%	19%	3%	23%	6%
Secondary	15%	15%	9%	22%	3%	31%	5%
Other	11%	11%	11%	28%	2%	28%	9%
Total	15%	12%	11%	25%	2%	28%	7%

Figure 24. Percentage of trading units in Local Centres by land use category and frontage



31. Local Centres – Land Use Categories by Centre

Table 44. Percentage of trading units in Local Centres by land use category

Local Centre	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Services
Battersea Park Rd	10%	18%	12%	20%	3%	30%	7%
Bellevue Rd	11%	11%	11%	32%	2%	25%	7%
Clapham South	21%	9%	6%	27%	0%	30%	6%
Earlsfield	11%	9%	13%	26%	3%	30%	7%
Lavender Hill	8%	18%	9%	26%	0%	31%	8%
Mitcham Lane	20%	11%	11%	16%	5%	25%	11%
Roehampton	24%	5%	7%	26%	5%	26%	7%
Southfields	24%	12%	13%	19%	1%	24%	6%
Tooting Bec	11%	15%	6%	32%	2%	26%	9%
Total	15%	12%	11%	25%	2%	28%	7%

Figure 25. Percentage of trading units in Local Centres by land use category

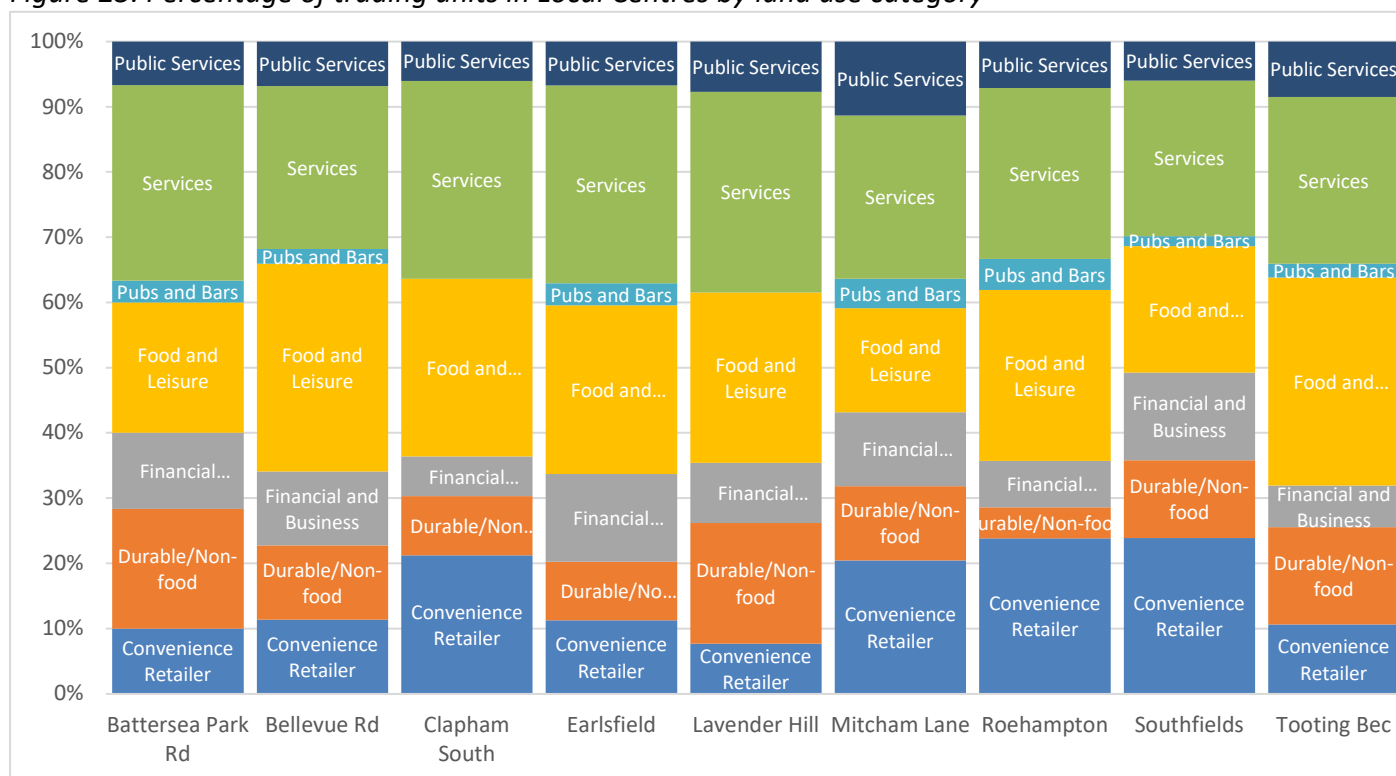


Table 45. Change in Percentage of trading units in Local Centres by land use category – 2025 compared to 2024

Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
0.2%	0.2%	0.5%	0.1%	-0.2%	-0.3%	-0.5%

32. Battersea Park Road Local Centre

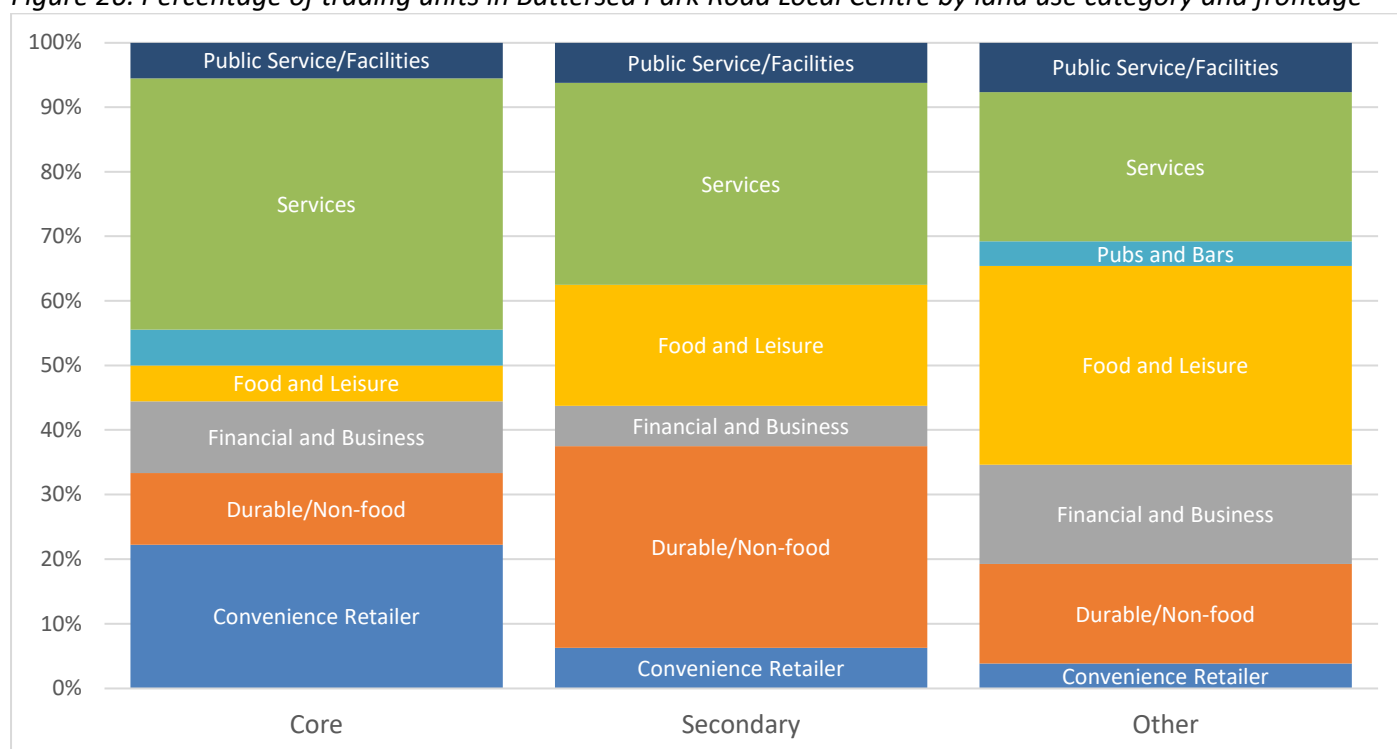
Table 46. Vacant Units by year (All designated frontages) - Battersea Park Road Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	67	64	67	67	68	68	68	65	65	65	66
Vacant Units	8	4	4	3	6	4	5	3	3	5	5
Vacancy Rate	12%	6%	6%	4%	9%	6%	7%	5%	5%	8%	7%

Table 47. Percentage of trading units in Battersea Park Road Local Centre by land use category and frontage

Frontage	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Core	22%	11%	11%	6%	6%	39%	6%
Secondary	6%	31%	6%	19%	0%	31%	6%
Other	4%	15%	15%	31%	4%	23%	8%
Total	10%	18%	12%	20%	3%	30%	7%

Figure 26. Percentage of trading units in Battersea Park Road Local Centre by land use category and frontage



33. Bellevue Road Local Centre

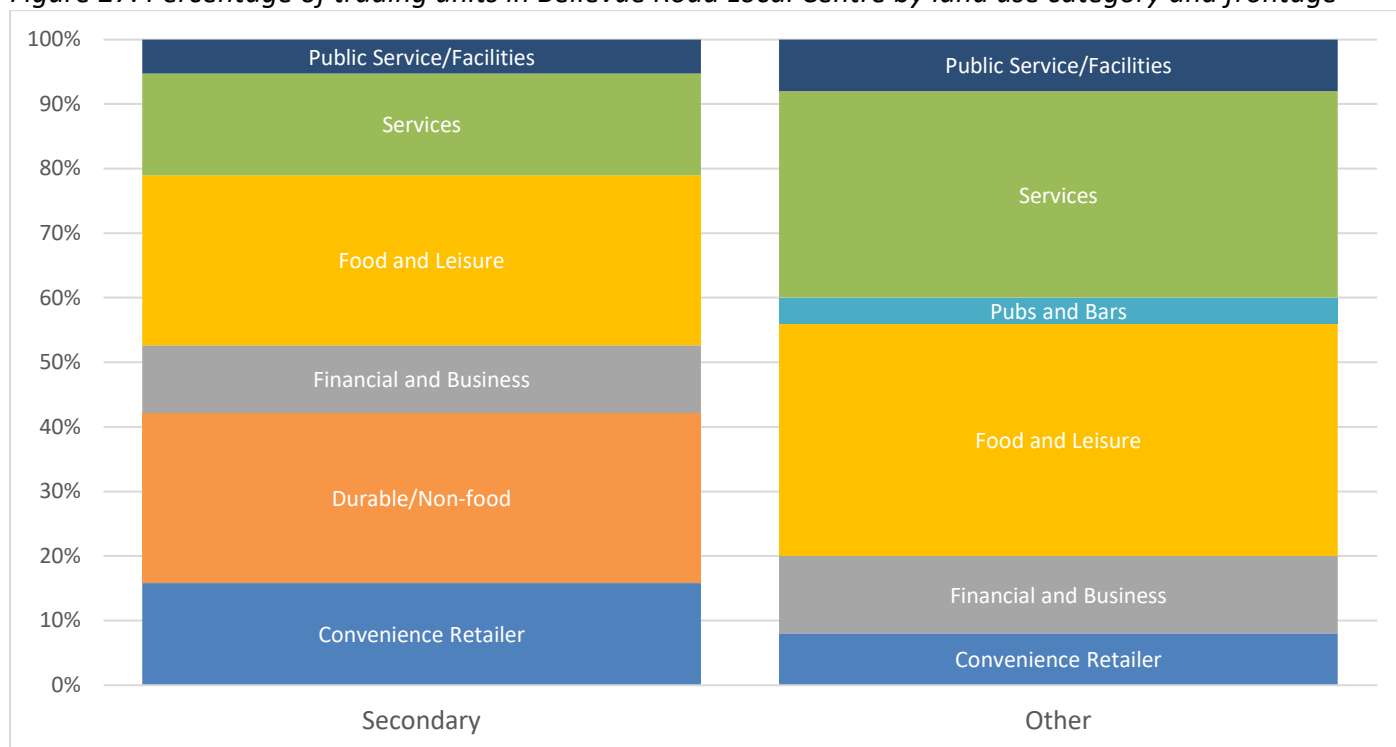
Table 48. Vacant Units by year (All designated frontages) - Bellevue Road Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	49	47	48	48	48	48	48	45	45	45	47
Vacant Units	5	3	1	4	6	2	0	2	2	1	3
Vacancy Rate	10%	6%	2%	8%	13%	4%	0%	4%	4%	2%	6%

Table 49. Percentage of trading units in Bellevue Road Local Centre by land use category and frontage

Frontage	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Secondary	16%	26%	11%	26%	0%	16%	5%
Other	8%	0%	12%	36%	4%	32%	8%
Total	11%	11%	11%	32%	2%	25%	7%

Figure 27. Percentage of trading units in Bellevue Road Local Centre by land use category and frontage



34. Clapham South Local Centre

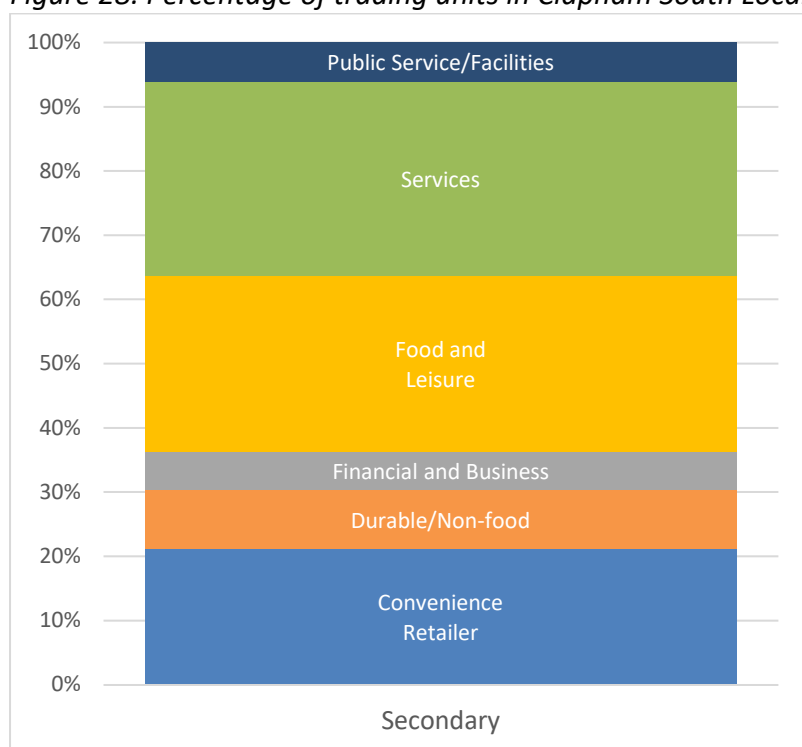
Table 50. Vacant Units by year (All designated frontages) - Clapham South Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	35	35	36	37	37	36	36	36	36	36	36
Vacant Units	3	2	1	4	6	3	3	3	4	3	3
Vacancy Rate	9%	6%	3%	11%	16%	8%	8%	8%	11%	8%	9%

Table 51. Percentage of trading units in Clapham South Local Centre by land use category and frontage

Frontage	Convenience Retailer	Durable/Non- food	Financial and Business	Food and Leisure	Services	Public Service/ Facilities
Secondary	22%	9%	6%	25%	31%	6%

Figure 28. Percentage of trading units in Clapham South Local Centre by land use category and frontage



35. Earlsfield Local Centre

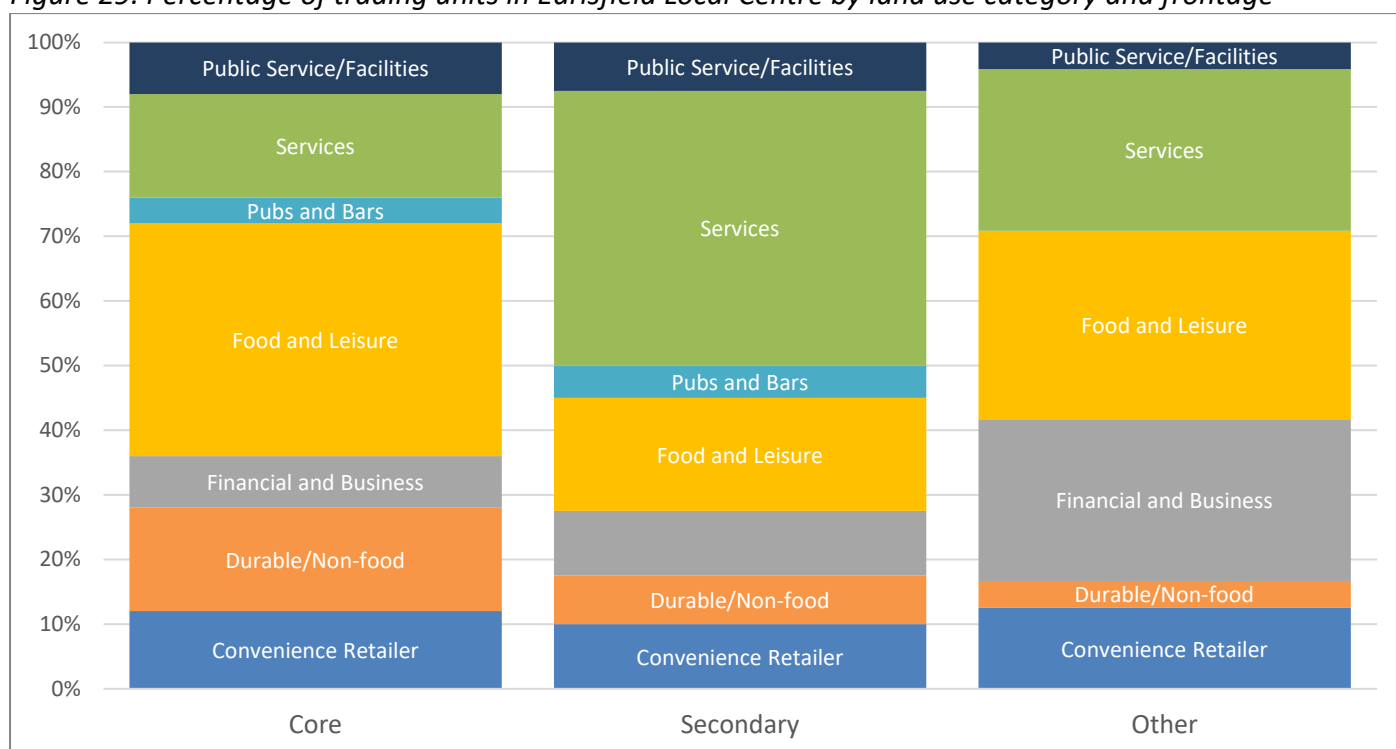
Table 52. Vacant Units by year (All designated frontages) - Earlsfield Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	92	93	95	94	94	93	93	94	94	94	94
Vacant Units	4	2	6	6	6	8	9	4	6	5	6
Vacancy Rate	4%	2%	6%	6%	6%	9%	10%	4%	6%	5%	6%

Table 53. Percentage of trading units in Earlsfield Local Centre by land use category and frontage

Frontage	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Core	12%	16%	8%	36%	4%	16%	8%
Secondary	10%	8%	10%	18%	5%	43%	8%
Other	13%	4%	25%	29%	0%	25%	4%
Total	11%	9%	13%	26%	3%	30%	7%

Figure 29. Percentage of trading units in Earlsfield Local Centre by land use category and frontage



36. Lavender Hill/Queenstown Road Local Centre

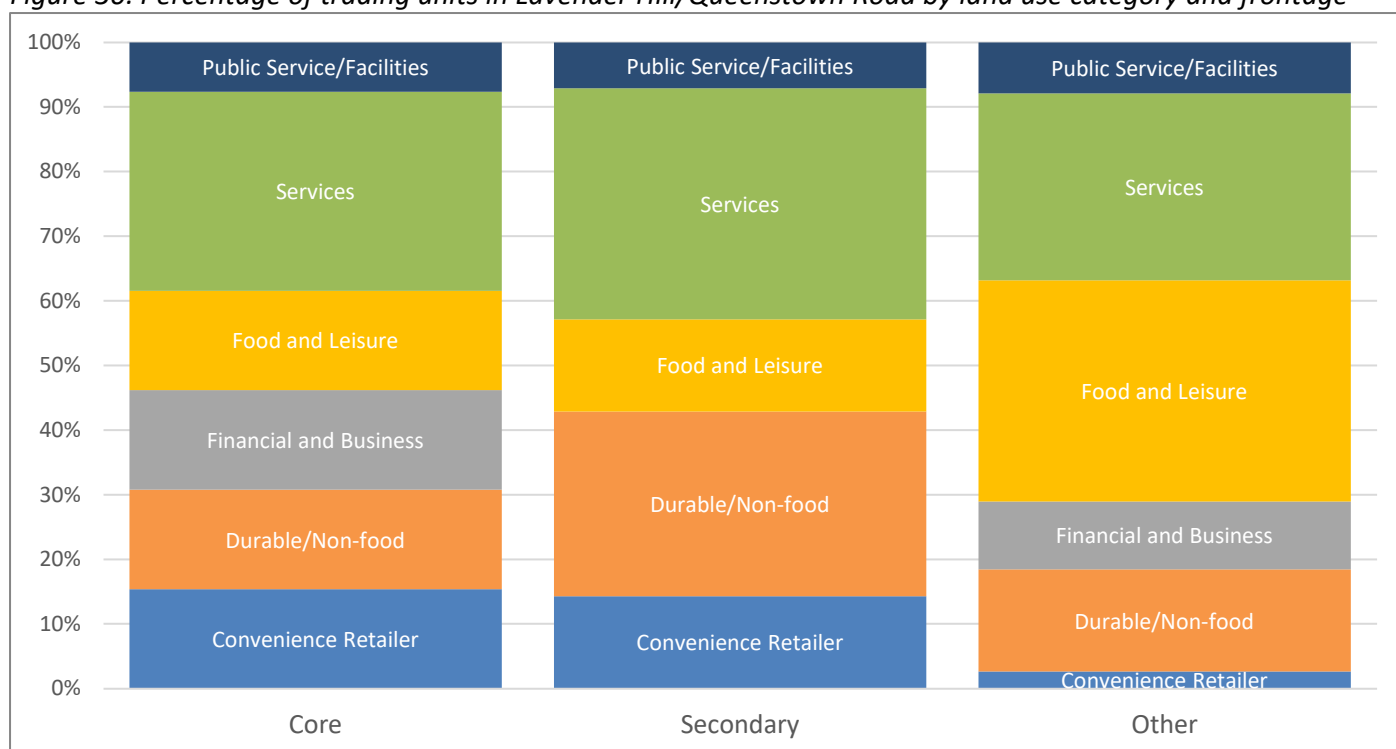
Table 54. Vacant Units by year (All designated frontages) - Lavender Hill/Queenstown Road Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	73	72	74	74	74	74	75	75	75	75	74
Vacant Units	13	20	11	20	6	12	12	12	7	10	12
Vacancy Rate	18%	28%	15%	27%	8%	16%	16%	16%	9%	13%	17%

Table 55. Percentage of trading units in Lavender Hill/Queenstown Road by land use category and frontage

Frontage	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Services	Public Service/Facilities
Core	15%	15%	15%	15%	31%	8%
Secondary	14%	29%	0%	14%	36%	7%
Other	3%	16%	11%	34%	29%	8%
Total	8%	18%	9%	26%	31%	8%

Figure 30. Percentage of trading units in Lavender Hill/Queenstown Road by land use category and frontage



37. Mitcham Lane Local Centre

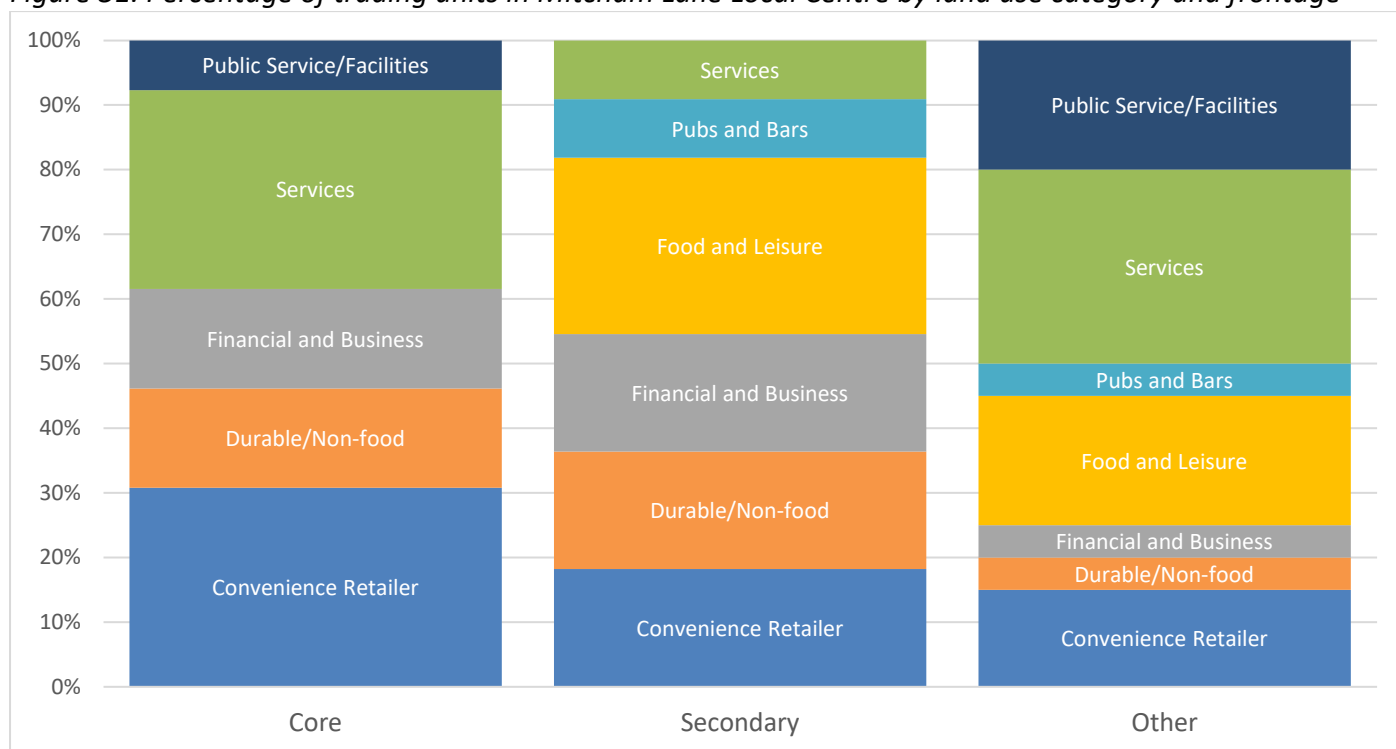
Table 56. Vacant Units by year (All designated frontages) - Mitcham Lane Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	62	63	65	65	65	65	65	63	64	65	64
Vacant Units	9	18	8	14	16	17	22	21	21	21	17
Vacancy Rate	15%	29%	12%	22%	25%	26%	34%	33%	33%	32%	26%

Table 57. Percentage of trading units in Mitcham Lane Local Centre by land use category and frontage

Frontage	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Core	31%	15%	15%	0%	0%	31%	8%
Secondary	18%	18%	18%	27%	9%	9%	0%
Other	15%	5%	5%	20%	5%	30%	20%
Total	20%	11%	11%	16%	5%	25%	11%

Figure 31. Percentage of trading units in Mitcham Lane Local Centre by land use category and frontage



38. Roehampton Local Centre

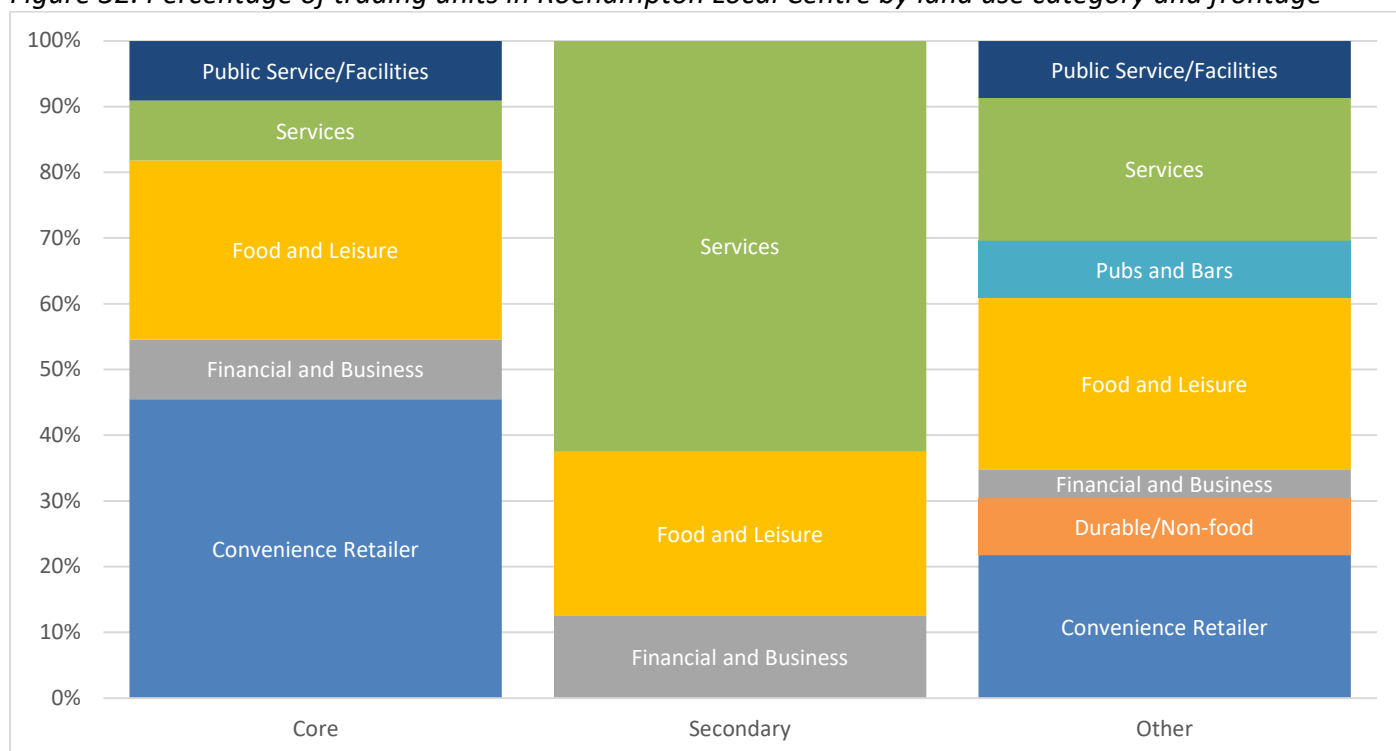
Table 58. Vacant Units by year (All designated frontages) - Roehampton Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	49	48	49	50	Not Surveyed	47	47	46	46	46	48
Vacant Units	8	4	5	6		10	10	6	6	4	7
Vacancy Rate	16%	8%	10%	12%		21%	21%	13%	13%	9%	14%

Table 59. Percentage of trading units in Roehampton Local Centre by land use category and frontage

Frontage	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	45%	0%	9%	27%	0%	9%	9%
Secondary	0%	0%	13%	25%	0%	63%	0%
Other	22%	9%	4%	26%	9%	22%	9%
Total	24%	5%	7%	26%	5%	26%	7%

Figure 32. Percentage of trading units in Roehampton Local Centre by land use category and frontage



39. Southfields Local Centre

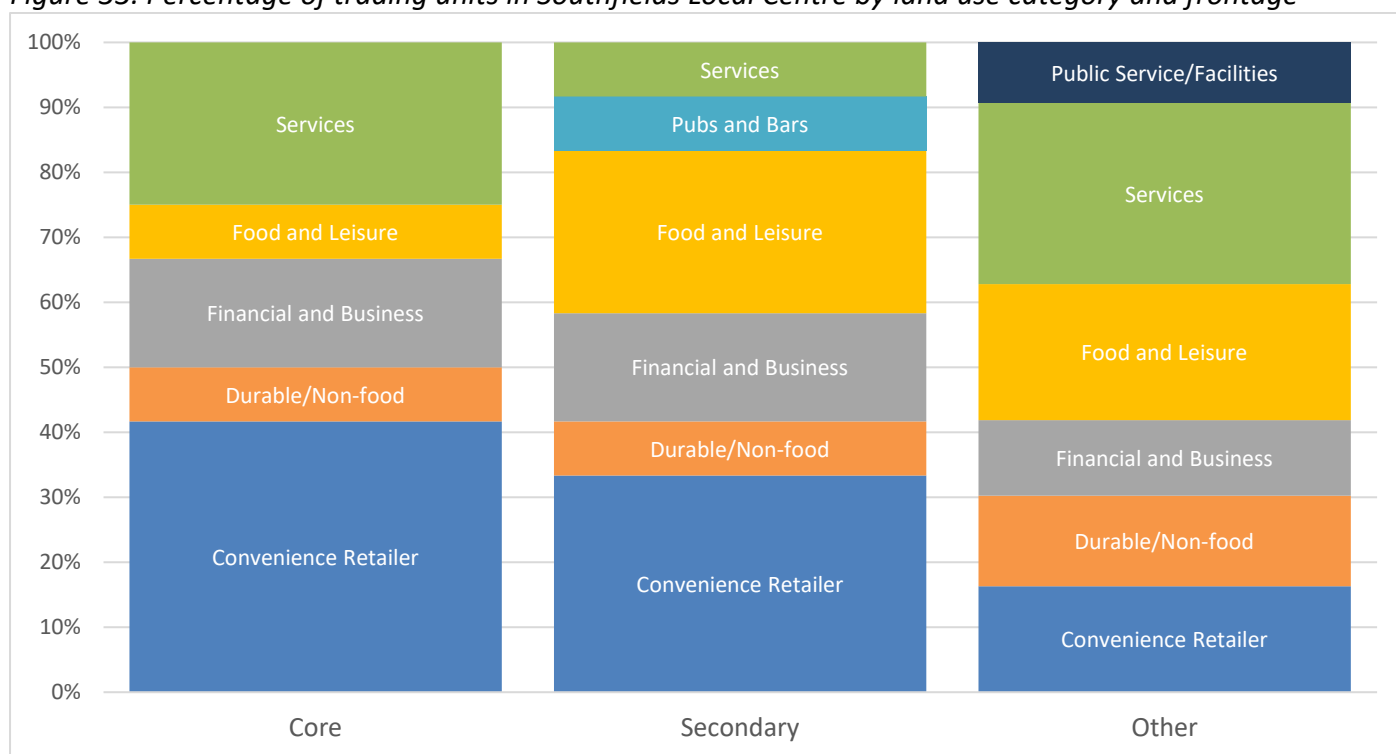
Table 60. Vacant Units by year (All designated frontages) - Southfields Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	71	69	71	70	70	71	71	70	71	71	71
Vacant Units	8	3	3	5	9	7	12	8	6	4	7
Vacancy Rate	11%	4%	4%	7%	13%	10%	17%	11%	8%	6%	9%

Table 61. Percentage of trading units in Southfields Local Centre by land use category and frontage

Frontage	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Core	42%	8%	17%	8%	0%	25%	0%
Secondary	33%	8%	17%	25%	8%	8%	0%
Other	16%	14%	12%	21%	0%	28%	9%
Total	24%	12%	13%	19%	1%	24%	6%

Figure 33. Percentage of trading units in Southfields Local Centre by land use category and frontage



40. Tooting Bec Local Centre

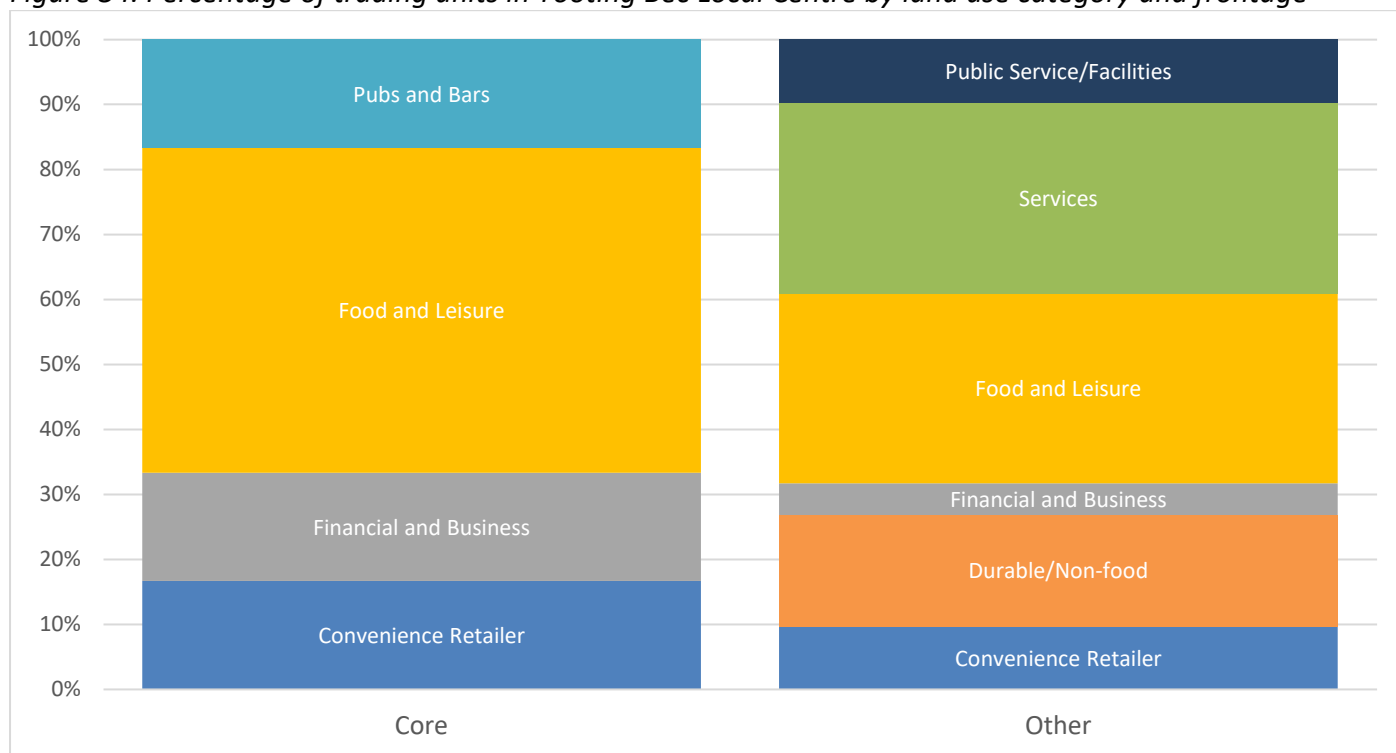
Table 62. Vacant Units by year (All designated frontages) - Tooting Bec Local Centre

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	55	55	56	56	56	56	55	55	55	54	55
Vacant Units	5	3	4	7	12	13	11	13	11	7	9
Vacancy Rate	9%	5%	7%	13%	21%	23%	20%	24%	20%	13%	16%

Table 63. Percentage of trading units in Tooting Bec Local Centre by land use category and frontage

Frontage	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	17%	0%	17%	50%	17%	0%	0%
Other	10%	17%	5%	29%	0%	29%	10%
Total	11%	15%	6%	32%	2%	26%	9%

Figure 34. Percentage of trading units in Tooting Bec Local Centre by land use category and frontage



41. Important Local Parades - Vacant Units by year

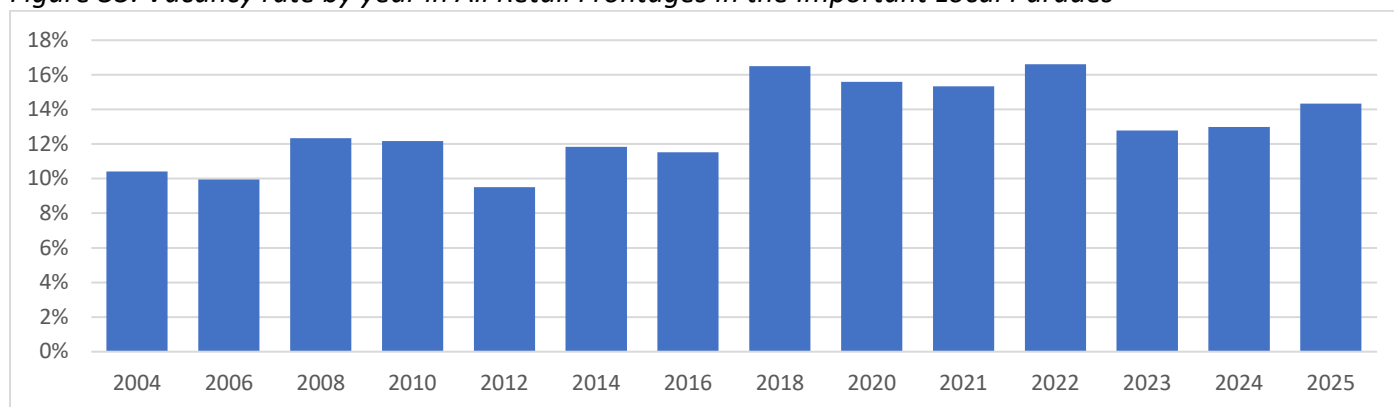
The vacancy rate in Important Local Parades has increased slightly to 14% compared to 13% in 2024. An increase of 5 vacant units bring the rate to the average vacancy rate over the period from 2012 to 2025.

Table 64. Vacant Units by year in All Retail Frontages in the Important Local Parades

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	305	321	304	303	186	300	301	368	370	370	313
Vacant Units	29	38	35	50	29	46	50	47	48	53	43
Vacancy Rate	10%	12%	12%	17%	16%	15%	17%	13%	13%	14%	14%

**Around a third of Local Parades were not surveyed in 2020*

Figure 35. Vacancy rate by year in All Retail Frontages in the Important Local Parades



42. Important Local Parades – Land Use Categories

Table 65. Percentage of trading units in the Important Local Parades by land use category

Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
21%	12%	11%	24%	2%	23%	9%

Figure 36. Percentage of trading units in Important Local Parades by land use category



Important Local Parades**Vacant Units by year****ILP (a) - Battersea Bridge Road***152-168 Battersea Bridge Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	6	6	6	6	6	7	7	7	7	7	7
Vacant Units	0	0	0	1	2	2	1	1	1	2	1
Vacancy Rate	0%	0%	0%	17%	33%	29%	14%	14%	14%	29%	15%

ILP (b) - Battersea High Street*141-185 Battersea High Street*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	19	19	19	19	19	19	19	18	18	18	19
Vacant Units	3	4	1	4	5	9	7	4	4	4	5
Vacancy Rate	16%	21%	5%	21%	26%	47%	37%	22%	22%	22%	24%

ILP (c) - Battersea Park Road*275-305 Battersea Park Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	13	13	14	14	14	14	14	12	12	12	13
Vacant Units	2	7	2	5	3	2	4	0	0	1	3
Vacancy Rate	15%	54%	14%	36%	21%	14%	29%	0%	0%	8%	20%

ILP (d) - Battersea Square*10-31 Battersea Square & 140 Westbridge Road*

	2023	2024	2025	Average
Total Units	11	11	11	11
Vacant Units	1	1	1	1
Vacancy Rate	9%	9%	9%	9%

ILP (e) - Beaumont Road*129-139 Beaumont Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	7	7	7	7	7	1	2	2	2	2	4
Vacant Units	2	2	7	7	7	0	1	1	1	1	3
Vacancy Rate	29%	29%	100%	100%	100%	0%	50%	50%	50%	50%	66%

ILP (f) - Blandfield Road*2-14 Blandfield Road/55-61 & 81-95 Nightingale Lane*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	18	18	18	18	18	18	18	17	17	17	18
Vacant Units	3	1	3	3	4	2	1	1	2	3	2
Vacancy Rate	17%	6%	17%	17%	22%	11%	6%	6%	12%	18%	13%

ILP (g) - East Hill*47-67 East Hill*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	10	10	10	10	10	10	10	10	10	10	10
Vacant Units	1	0	0	2	2	1	2	2	1	2	1
Vacancy Rate	10%	0%	0%	20%	20%	10%	20%	20%	10%	20%	13%

ILP (h) - Franciscan Road*135-153 Franciscan Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	9	9	9	9	9	9	9	8	8	8	9
Vacant Units	0	1	0	0	0	0	0	1	1	1	0
Vacancy Rate	0%	11%	0%	0%	0%	0%	0%	13%	13%	13%	5%

ILP (i) - 171-227 Garratt Lane*171-227 Garratt Lane*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	29	29	29	29	29	29	29	26	27	27	28
Vacant Units	2	3	6	4	6	3	7	7	6	9	5
Vacancy Rate	7%	10%	21%	14%	21%	10%	24%	27%	22%	33%	19%

ILP (j) - 812-919 Garratt Lane*812-842 & 911-919 Garratt Lane*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	20	20	20	20	20	20	20	20	20	20	20
Vacant Units	1	1	0	0	1	3	5	5	5	4	3
Vacancy Rate	5%	5%	0%	0%	5%	15%	25%	25%	25%	20%	13%

ILP (k) - Inner Park Road*74-88 Inner Park Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	7	7	7	7	Not Surveyed	7	7	7	7	7	7
Vacant Units	0	0	0	2		1	1	1	1	2	1
Vacancy Rate	0%	0%	0%	29%		14%	14%	14%	14%	29%	13%

ILP (l) - Lower Richmond Road*50-94 Lower Richmond Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	23	23	23	22	Not Surveyed	22	22	21	21	21	22
Vacant Units	2	2	3	2		3	3	3	2	1	2
Vacancy Rate	9%	9%	13%	9%		14%	14%	14%	10%	5%	11%

ILP (m) - Merton Road*169-201 Merton Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	16	16	15	15	15	16	16	16	16	16	16
Vacant Units	0	0	1	1	3	3	3	3	2	3	2
Vacancy Rate	0%	0%	7%	7%	20%	19%	19%	19%	13%	19%	12%

ILP (n) - Montfort Place*2-12 Montfort Place*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	4	4	4	4	Not Surveyed	4	4	4	4	4	4
Vacant Units	0	1	1	0		0	1	1	1	1	1
Vacancy Rate	0%	25%	25%	0%		0%	25%	25%	25%	25%	17%

ILP (o) - Moyser Road*58-86 & 91-111 Moyser Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	21	21	20	20	Not Surveyed	20	20	20	21	21	20
Vacant Units	3	2	1	1		1	1	1	1	1	1
Vacancy Rate	14%	10%	5%	5%		5%	5%	5%	5%	5%	7%

ILP (p) - Northcote Road*172-184 & 175-189 Northcote Road/48, 59-63 Broomwood Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	13	13	13	15	15	15	15	16	16	16	15
Vacant Units	0	1	1	3	0	0	0	0	1	1	1
Vacancy Rate	0%	8%	8%	20%	0%	0%	0%	0%	6%	6%	5%

ILP (q) - Old York Road*328-372 & 499-551 Old York Road*

	2023	2024	2025	Average
Total Units	47	47	47	47
Vacant Units	2	5	2	3
Vacancy Rate	4%	11%	4%	6%

ILP (r) - Petersfield Rise*1-11 Petersfield Rise*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	4	4	4	4	Not Surveyed	4	4	4	4	4	4
Vacant Units	0	0	0	0		0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%		0%	0%	0%	0%	0%	0%

ILP (s) - Portswood Place*1-7 Portswood Place*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	6	6	6	6	Not Surveyed	6	6	6	6	6	6
Vacant Units	1	1	1	1		2	1	1	1	1	1
Vacancy Rate	17%	17%	17%	17%		33%	17%	17%	17%	17%	19%

ILP (t) - Rockingham Close*1-6 Rockingham Close*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	4	4	4	3	3	4	4	4	4	4	4
Vacant Units	0	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

ILP (u) - Tildesley Road*323-409 Tildesley Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	20	20	20	20	Not Surveyed	20	20	20	20	20	20
Vacant Units	8	8	6	12		13	11	9	8	8	9
Vacancy Rate	40%	40%	30%	60%		65%	55%	45%	40%	40%	46%

ILP (v) - St Johns Hill*115-141 St Johns Hill*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	17	17	17	17	16	17	17	17	17	17	17
Vacant Units	0	1	1	0	0	0	1	0	0	0	0
Vacancy Rate	0%	6%	6%	0%	0%	0%	6%	6%	6%	6%	2%

ILP (w) - Trinity Road*314-324 Trinity Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	6	6	6	5	5	5	5	5	5	5	5
Vacant Units	0	0	0	1	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	2%

ILP (x) - 271-299 Upper Richmond Road*271-299 Upper Richmond Road*

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	12	12	12	12	Not Surveyed	12	12	11	11	11	12
Vacant Units	1	1	1	1		1	0	0	0	0	1
Vacancy Rate	8%	8%	8%	8%		8%	0%	0%	0%	0%	5%

ILP (y) - 349-393 Upper Richmond Road

349-393 Upper Richmond Road

	2012	2014	2016	2018	2020	2021	2022	2023	2024	2025	Average
Total Units	21	21	21	21	Not Surveyed	21	21	21	21	21	21
Vacant Units	0	0	0	0		0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%		0%	0%	0%	0%	0%	0%

ILP (z) - Webbs Road

30-56 & 65-71 Webb's Road / 1-2 Ashness Road / 1 Burland Road

	2023	2024	2025	Average
Total Units	18	18	18	18
Vacant Units	1	2	2	2
Vacancy Rate	6%	11%	11%	9%

43. Appendix 1

Convenience Retailer

Baker & Confectioner Butcher Chemist Convenience Store Cosmetics & Beauty Products Shop Delicatessen	Fishmonger Florist Greengrocer Mini Supermarket Newsagent	Off Licence Pet Shop Post Office Sandwich Shop Supermarket
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Durable/Non-food

Bookseller Card Carpet Carpets & Flooring Charity Children's & Infants' Wear Clothes Clothes, Crafts, Glass & Gifts	Cosmetics & Beauty Products Department Store Discount Store DIY & Home Improvement Footwear Furniture Haberdashery Homeware	Jewellery, Watches & Silver Ladies' Wear & Accessories Mobile Phone Phone / Vape Sports, Camping & Leisure Goods Stationer Telephones & Accessories Toys, Games & Hobbies
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Food and Leisure

Bakery/Café Bar and Restaurant Café	Fast Food & Take Away Restaurant Sushi Bar	Take Away/Restaurant Wine Bar/Restaurant
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Services

Amusement Arcade Barber Beauty Salon Computer Repair Shop Cosmetics & Beauty Products Shop Courier Services Dry Cleaner & Launderette Electrical Repairs Funeral Director Glazier	Hair and Beauty Salon Hairdresser Health Clinic Insurance Services Internet Café Launderette Nail Salon Opticians Pet Grooming Phone Repairs Photo Processing	Photography Studio Picture Framing Shop Post Office Print Shop Shoe Repairs & Key Cutting Tailor Tanning Salon Tattoo Parlour Taxi Hire Travel Agent Undertaker
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Financial and Business

Accountant Bank & Building Society Betting Shop	Estate Agent Office Solicitor
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Public Service/Facilities

Chiropodist Cinema Dentist Doctor's Surgery Education Centre	Gymnasium Health Clinic Library Medical Clinic Osteopath	Physiotherapist Place of Worship School Sports & Leisure Facilities Veterinary Practice Yoga Studio
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