

# Moray Town Centre

Health Check Assessment  
2025



# TOWN CENTRE HEALTHCHECK



## 1. Executive Summary

In 2025, Moray Council undertook several Town Centre Health Check Assessments in the town centres of Elgin, Forres, Buckie, Keith and Lossiemouth. Limited assessment of Dufftown, Rothes, Aberlour and Fochabers was also undertaken.

This report does not aim to interpret the data collected; it is simply presenting information for others to analyse.

### 1.1 Summary Table of Key Findings

A summary table of key findings is set out below:

Town	Comparison		Convenience		Retail Service		Leisure Service		Vacancy		Vacancy Rate	
	2025	2023	2025	2023	2025	2023	2025	2023	2025	2023	2025	2023
Elgin	66	73	17	18	43	46	70	70	50	40	20%	16%
Edgar Road	22	20	3	3	7	4	4	3	4	5	10%	14.3%
Forres	33	31	12	15	25	24	24	23	7	18	7%	16.2%
Keith	26	27	12	12	17	18	18	18	10	7	12%	7%
Buckie	25	24	9	7	20	17	18	20	7	11	8.9%	13.7%
Lossiemouth	10	11	6	8	14	11	18	21	5	5	9.4%	9%
Aberlour	4	5	5	4	6	5	9	13	1	0	4%	0%
Dufftown	7	10	2	3	8	8	14	17	10	5	24.3%	11.6%
Fochabers	6	8	3	4	5	2	10	9	1	3	3%	11.5%
Rothes	2	3	3	3	4	3	9	9	7	5	28%	22%

## 1.2 Vitality & Viability Indicators

Vitality and viability indicators are used to assess the performance of town centres featured in this report.

‘Vitality’ is a measure of how lively and busy a town centre is. ‘Viability’ is a measure of the capacity to attract ongoing investment for maintenance, improvement, and adaptation to changing needs. Together these measures give an indication of the health of a town centre and, when used consistently over a period of time they can demonstrate changes in performance.

A brief description of key Vitality and Viability Indicators assessed in this report are provided below:

- **Diversity of uses** surveys analyse the mix of uses within each centre and the quantum floor space they occupy. A table showing GOAD categories is included in Appendix II.
- **Retailer representation** involves recording the identity and type of retailers within the town centre. This form of analysis focuses on the number of independent and national retailers within a centre.
- **Vacancy rates** can be defined as either the number of units or amount of vacant floor space not in occupation, expressed as a percentage of the total number of retail units or floor space in a centre. Vacancies are measured for vacant Comparison, Convenience, Retail Services and Leisure Services only. A vacancy rate below 10% indicates a healthy and viable town centre
- **Pedestrian flow** – it was not possible to assess pedestrian flow in 2025, new automatic counters are due to be installed.

## 1.3 Previous Assessments

Figures for 2021 were obtained by Hargest Planning Ltd. as part of the wider Moray Retail Study 2021. Whilst a similar methodology was used, data was presented differently which accounts for differences between datasets.

Additionally, there have been some changes to the categorisation of certain uses to improve consistency between towns. These adjustments, as the study progresses account for some of the differences between categories.

## 1.4 GOAD Designations

GOAD designations are used to categorise the type of retailer/organisation within an occupied unit. Definitions of the key designations feature below:

- **Convenience** units are predominantly food-related, some examples of this designation are supermarkets, butchers, bakers, off licenses, and newsagents.

- **Comparison** retailers sell a wide range of non-food items including clothing, books, office supplies, toys, furniture and flowers. This designation also includes chemists and charity shops.
- **Leisure Services** provide opportunities for socialising and relaxation such as bars, cinemas, night clubs, takeaways/restaurants, hotels and sports facilities.
- **Retail Services** provide an in-person service. This designation covers hairdressers/barbers, health & beauty treatment, post offices, travel agents and dry cleaners.

Other designations include financial & business services, health & medical services, public service, religious service and offices.

The number of vacancies only considers vacant convenience, comparison, leisure service and retail service units; this is VAC1. All other designations are classed as VAC2 and are not included in the vacancy figures through this assessment.

## 2. Elgin Town Centre Health Check

Since the last town centre health check was undertaken in 2023, Elgin has seen significant changes. The most notable of these being the closure of the entire St Giles shopping centre, accounting for over half of Elgin's current vacant units. The closure has resulted in Ashers Bakery and Ramsdens occupying new premises within the town centre. The Moray School Clothing Bank has also occupied a unit on the High Street. However, several national retailers including Argos, Waterstones, Subway, The Works, Vodaphone and, O2 have not returned to Elgin since St Giles closed in January 2025.

Leisure services within Elgin town centre have also experienced changes. Restaurants including The Northern Chip Shop, The Pancake Place and, 156 Bar and Grill have all closed. However, several new eateries like Norah's Café and Wine Bar which occupies the unit vacated by Starbucks, You You Tea and Krua Thai Restaurant have opened in recent years.

The South Street regeneration plan is now underway bringing new residential, leisure and employment use to the town centre. Additionally, Poundland has moved from its temporary unit back to its original location on the high street after over 6 years of restoration.

The number of vacant units within Elgin town centre is the highest since the biennial Town Centre Health Checks commenced in 2010.

### 2.1 Diversity of Uses

The dominant use within Elgin is now leisure services, this has changed from comparison retailing which has been the most common use for almost 10 years. Comparison retail still makes up a significant number of units, but the number of units has been steadily declining. Retail services within Elgin town centre are predominantly comprised of hairdressers/barbers. There is a smaller proportion of convenience shops but some units within this designation, like Tesco have large floor spaces. Almost 30 units are designated as Financial and Business Services, these include solicitors, accountants, and property agents.

The overall mix of uses and the quantum floor space they occupy is summarised below:

Summary of Elgin Diversity of Uses Survey						
	2025		2023		2021 (Completed by Hargest Planning Ltd)	
Type of Use	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. Of Outlets	Floor space (sqm)
<b>Comparison</b>	66	16337.4	73	18847.4	82	28338
<b>Convenience</b>	17	14909.9	18	15440.1	16	10293
<b>Retail Service</b>	43	3530.3	46	4503.4	55	17460
<b>Leisure Service</b>	70	15891.9	70	17392.9	61	
<b>Financial &amp; Business Service</b>	26	5710.2	38	7760.4	26	
<b>Health &amp; Medical</b>	9		9			
<b>Public Service</b>	21		26			
<b>Religious Service</b>	6		6			
<b>General Office Use</b>	17		24			
<b>Vacancy</b>	50	10664.5	40	8986.6	32	6546
<b>Total</b>	<b>325</b>	<b>67044.2</b>	<b>350</b>	<b>72930.8</b>	<b>272</b>	<b>62637</b>

## 2.2 Retailer Representation

Elgin town centre is home to a number of national retailers including TK Maxx, Marks and Spencer, Boots, Costa Coffee, Starbucks, Tesco and Aldi. The total number of national (Scottish/UK) retailers within Elgin is 40. This is a decrease from 46 in 2023, this can be attributed to the closure of the St Giles centre in which many national retailers had units.

Elgin town centre has a good range of independent stores. Batchen Street, Commerce Street and South Street are hubs for independent retail within the town centre. These shops tend

to offer a more specific, bespoke service. Elgin also has several independent retail and leisure service providers, these include restaurants, hairdressers, beauticians and, takeaways.

Within the defined town centre boundary there are a number of food stores, the largest of which are Tesco on Blackfriars Road, Marks & Spencer's store on High Street and an Aldi store. Both Tesco and M&S have a substantial portion of floor space for Comparison goods as well as Convenience. This has all been classed as 'Convenience' floor space above.

There are seven charity shops within the town centre boundary, this is the same level as 2023 and 2018.

There are 20 hairdressers or barbers within Elgin town centre, these occupy almost half of all retail service outlets.

Elgin town centre has 2 betting offices and Ramsdens is the only retailer resembling a high interest money lender.

There are 15 takeaways within the town centre, this is a slight decrease from 16 in 2023. This figure does not include restaurants or cafes which offer a takeaway service in addition to the "sit in" offer.

### **2.3 Vacancy Rate**

A site survey by Moray Council planning staff during summer 2025 confirmed the number of vacant units within Elgin town centre stood at 50. This is an increase from 2023 when 40 vacant units were recorded. Vacancies account for 20% of the total number of Comparison, Convenience, Retail and Leisure Service units within the centre.

The St Giles Centre accounts for 26 of the vacant units within Elgin and its closure has seen 11 retailers not return to the town centre. It is noted that previous town centre health checks in 2018 and 2023 highlighted high vacancy rates within the St Giles Centre. Other vacancies since 2023 include TUI travel agent, Shopmobility Moray, Sirology and Lloyds Pharmacy. A number of units have remained vacant since the last assessment including 239, 134, 35 and 7 High Street.

Available floor space data indicates that approximately 10,664.5<sup>2</sup> of floor space within Elgin town centre is vacant, this is an increase from the 8,986.6m<sup>2</sup> recorded in 2023. There is approximately 100.2m of vacant retail frontage within the town centre. This equates to 7.7% of the retail frontage of the traditional shopping streets within Elgin town centre, these include the core retail area of High Street, Commerce Street, Batchen Street, South Street and Thunderton Place.

### 3. Edgar Road Health Check

Edgar Road is not included within Elgin’s town centre boundary; however, it is a key commercial centre with substantial retail space. Edgar Road encompasses Springfield Retail Park, Elgin Retail Park, and shops along Edgar Road. Since 2023, there has been limited change. Carpet Right and the NHS Covid Vaccine Centre have closed, and Bensons for Beds is now a charity shop.

#### 3.1 Diversity of Uses

The dominant use within Edgar Road is Comparison retailing. These are predominantly national retailers such as Home Bargains, B&M, Pets at Home and Boots. Convenience retailing accounts for a small number of units but a large proportion of floor space use; ASDA Superstore, The Food Warehouse and, Allaburn Farm Shop have significant floor space. Retail services are predominantly comprised of car related services.

The overall mix of uses and the quantum floor space they occupy is summarised below:

Summary of Edgar Road Diversity of Uses Survey						
Type of Use	2025		2023		2018	
	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)
Comparison	22	21536.16	20	21699.8	21	21171.76
Convenience	3	13325.86	3	13325.86	2	12386.8
Retail Service	7	1508.3	4	1481.3	2	547.2
Leisure Service	4	1352.63	3	665.7	4	1182.06
Financial & Business Service	3	1232.5	3	1232.5	3	1232.5
Health & Medical	1		2		1	
Public Service	1		1		1	
Religious Service	0				0	
General Office Use	0				0	
Vacancy	4	2526.9	5	3050.21	7	4247.44
<b>Total</b>	<b>45</b>	<b>41482.35</b>	<b>42</b>	<b>41455</b>	<b>41</b>	<b>40767.76</b>

### 3.2 Retailer Representation

There are 22 national (Scottish/UK) retailers along Edgar Road, these take up the majority of units along Edgar Road. Some local independent retailers have units outside of the main retail parks like Elgin Autos, Wards Veterinary, Elgin Marble Company, Hawco Car Sales and Allaburn Farm Shop.

### 3.3 Vacancy Rate

The number of vacant units identified was 4, an decrease of 1 from 2023. Floorspace figures indicate the amount of vacant floorspace was approx 2,526.9m<sup>2</sup>. All vacant units are located within Elgin Retail Park.

## 4. Forres Town Centre Health Check

Forres has seen a significant positive shift since the last health check in 2023, with the number of vacant units down from 18 in 2023 to 7 in 2025. Independent retailers like The Old Market Gift Shop and MacKenzie of Forres Kilt Shop have occupied previously vacant units. Additionally, 2 vacant banks, which had been empty for a number of years, at the centre of Forres High Street have been converted into a whiskey shop and banking hub.

### 4.1 Diversity of Uses

Comparison retailing remains as the dominant use within Forres Town Centre. Leisure and Retail services also make up a significant proportion of retailers. Forres has a decent number of convenience retailers, comprised of convenience stores, butchers, and specialist food shops. Larger convenience retailers such as Tesco and Lidl exist just out of the town centre.

The overall mix of uses and the quantum of floor space they occupy is summarised in the table below.

Summary of Forres Diversity of Uses Survey						
	2025		2023		2021 (Completed by Hargest Planning Ltd)	
Type of Use	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)
Comparison	33	5918.9	31	5067.9	29	4455
Convenience	12	1955.9	15	1933	11	1840
Retail Service	25	2454.61	24	1683	18	4591

<b>Leisure Service</b>	24	1525.3	23	1232.6	21	
<b>Financial &amp; Business Service</b>	11	3747.9	9	3410.7	8	
<b>Health &amp; Medical</b>	4		4		5	
<b>Public Service</b>	9		10		14	
<b>Religious Service</b>	3		3		3	
<b>General Office Use</b>	3		4		6	
<b>Vacancy</b>	7	906.4	18	1758.1	12	1084
<b>Total</b>	<b>131</b>	<b>16509.01</b>	<b>141</b>	<b>150853</b>	<b>138</b>	<b>16091.4</b>

## 4.2 Retailer Representation

14 national (Scottish/UK) retailers occupy units within Forres town centre including, Boots, The Co-op and Savers. This is the same level as the previous health check in 2023.

5 charity shops were identified within the town centre, this is the same level as the previous health check.

No betting offices or high interest money lending were identified during the assessment.

There are 7 takeaways within Forres town centre, this is consistent with the previous health check. This figure does not include restaurants or cafes which offer a takeaway service in addition to the "sit in" offer.

## 4.3 Vacancy Rates

7 vacant units were identified within Forres town centre, this is a decrease of over 60% from 2023. The majority of units along Forres High Street that were vacant in 2023 are now occupied, the only exceptions are 154, 85 and 97C. Vacancies along Forres High Street are relatively spread out, this helps to reduce the visual impact of vacant units within the town centre.

Floor space data suggests approximately 906.4m<sup>2</sup> of floor space is currently vacant. This is a significant reduction from the 1,758.1m<sup>2</sup> recorded in 2023. There is approximately 9.1m of vacant frontage in Forres town centre, this accounts of 1.2% of the 748m total frontage.

## 5. Keith Town Centre Health Check

Keith and Fife Keith have their own individual town centres, for the purpose of this report the findings have been combined. Keith has seen some new businesses within its town centre including Reform by Ryan Fitness and Tyred and Cranky Bike Shop. Since the last health check in 2023, new vacant units have emerged in Keith, predominantly along Mid Street.

### 5.1 Diversity of Uses

Comparison retailing is the most common use within Keith, followed by leisure and retail services.

The overall mix of uses and the quantum of floor space they occupy is summarised in the table below.

Summary of Keith Diversity of Uses Survey						
	2025		2023		2021 (Completed by Hargest Planning Ltd)	
Type of Use	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)
Comparison	26	5060.9	27	5373.7	23	4051
Convenience	12	1400.7	12	1393.5	11	1497
Retail Service	17	1447.9	18	1305.9	14	3951
Leisure Service	18	1282.2	18	1028.8	15	
Financial & Business Service	9	925	9	1220	8	
Health & Medical	1		1			
Public Service	1					
Religious Service	1		1			
General Office Use	2		3			
Vacancy	10	880.5	7	706	12	1925
<b>Total</b>	<b>97</b>	<b>10997.2</b>	<b>96</b>	<b>11027.9</b>	<b>83</b>	<b>11424</b>

## 5.2 Retailer Representation

There are 6 national (Scottish/UK) retailers within Keith town centre including, Spar and Harry Gows Bakery.

The closure of Blythswood Care at 100-102 Mid Street has reduced the number of charity shops in Keith to 1.

No betting offices or high interest money lenders were identified during the assessment.

6 takeaways were identified within the town centre; this has increased from 5 in 2023. This figure does not include restaurants or cafes which offer a takeaway service in addition to the “sit in” offer.

## 5.3 Vacancy Rate

10 vacant units were identified in Keith, this is an increase from 7 in the last health check. The Barbers at 169 Mid Street and relocation of Kelpie Games from 109 to 119 Mid Street has resulted in new vacancies. The former Keystore at 78-82 Mid Street and The Cozy Neuk at 105 Mid Street are both still vacant from 2023.

Floor space data indicates approximately 931.5m<sup>2</sup> of floor space is vacant within Keith’s town centre. This is an increase of 225.5m<sup>2</sup>. There is approximately 71.4m of vacant retail frontage along Mid Street, the traditional shopping street in Keith.

## 6. Buckie Town Centre Health Check

Buckie town centre has seen some changes since the last health check in 2023. A handful of new independent businesses, predominantly retail services like Glow 365 Tanning, USA Nails and Spa, and Sign/Etch have open along East Church Street. The town centre has also seen a number of new retail and non-retail vacancies including WM. R Mair Funeral Directors, Bengal Brasserie Indian Restaurant and Hardware and Tech Centre.

### 6.1 Diversity of Uses

Within Buckie, comparison retail is the most common use. The number of retail services has increased from 17 in 2023 to 20 in 2025, over half of retail service units are occupied by a hair or beauty service. Buckie town centre has an adequate selection of convenience retailers, with corner shops, bakeries and a Lidl supermarket.

The overall mix of uses and the quantum of floor space they occupy is summarised in the table below.

Summary of Buckie Diversity of Uses Survey						
	2025		2023		2021 (Completed by Hargest Planning Ltd)	
Type of Use	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)
Comparison	25	5234.8	24	4413	27	6161
Convenience	9	2352.2	7	2243.9	12	3413
Retail Service	20	1508.3	17	1584.1	11	4693
Leisure Service	18	2248	20	2437.9	23	
Financial & Business Service	6	1056	8	1391.9	7	
Health & Medical	3		5			
Public Service	6		9			
Religious Service	4		4			
General Office Use	1					
Vacancy	7	755.8	11	1928	6	724
<b>Total</b>	<b>99</b>	<b>13155.1</b>	<b>105</b>	<b>13871.8</b>	<b>86</b>	<b>14991</b>

## 6.2 Retailer Representation

Buckie has 13 national retailers (Scottish/UK) within its town centre including The Co-op, Savers, Subway and Lidl. This is an increase of 2 from 2023. Buckie has a large number of independent shops and retail service units.

3 charity shops were identified with the town centre, this has remained consistent since the last health check.

1 betting office and no high interest money lending units were identified in the assessment.

There are 6 takeaways within Buckie's town centre, this has decreased from 7 following the closure of Sugar and Slice at 7 West Church Street. This figure does not include restaurants or cafes which offer a takeaway service in addition to the "sit in" offer.

### 6.3 Vacancy rate

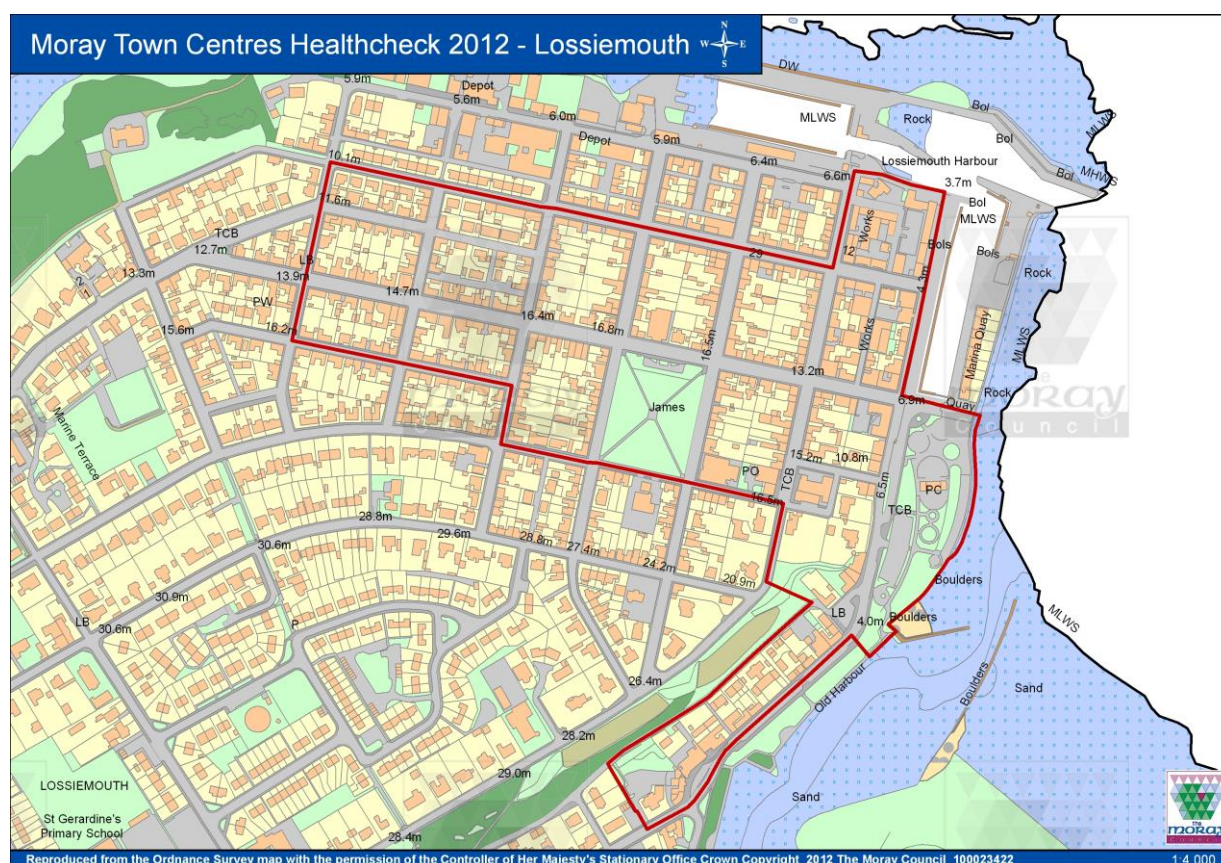
7 vacant units were identified within Buckie town centre, this is a decrease from 11 in 2023.

Floor space data indicates approximately 755.8m<sup>2</sup> of floor space within Buckie is vacant. This significant decrease from 1928m<sup>2</sup> in 2023 can be attributed to 5 East Church Street, which is now occupied by Taylors Home Furnishings. This unit has just over 1000m<sup>2</sup> of floor space spread over three floors.

Approximately 57.7m of retail frontage is vacant, this equates to 6% of total retail frontage along the traditional shopping streets (East Church Street, West Church Street and High Street) within Buckie town centre.

## 7. Lossiemouth Town Centre Health Check

Lossiemouth does not have a defined 'town centre' within the Moray Local Development Plan 2020. A map of the study area for this assessment has been included below.



Lossiemouth has experienced some changes since the last town centre health check in 2023. Moray Driftwood Designs now occupies 33 King Street and The Pier coffee shop has taken over an old Ladbrokes unit beside the harbour. Moray Coastal Flooring has moved to a larger premises at the former Bank of Scotland unit along Queen Street. The closure of Buckley's Newsagents and Fred's Threads have resulted in new vacancies.

## 7.1 Diversity of Uses

The most common use within Lossiemouth is leisure services, likely to be attributed to the area's popularity with tourists. Lossiemouth also has a decent number of retail services and comparison units. The diversity of convenience retailers is limited within the town centre, The Co-op is the only supermarket for residents and tourists.

The overall mix of uses and the quantum of floor space they occupy is summarised in the table below.

Summary of Lossiemouth Diversity of Uses Survey						
Type of Use	2025		2023		2021 (Completed by Hargest Planning Ltd)	
	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)
Comparison	10	1064.4	11	907.9	11	882
Convenience	6	1742.6	8	1841.3	8	989
Retail Service	14	979.5	11	775.4	12	3404
Leisure Service	18	1680.8	21	2531.7	21	
Financial & Business Service	3	665.2	3	611.7	2	
Health & Medical	3		2			
Public Service	5		3			
Religious Service	1		1			
General Office Use			1			
Vacancy	5	592.3	5	600.5	1	81
<b>Total</b>	<b>65</b>	<b>6724.8</b>	<b>61</b>	<b>7154.3</b>	<b>55</b>	<b>5356</b>

## 7.2 Retailer Representation

There are only 2 national goods/services retailers (Scottish/UK), these are The Co-op and Right Medicine Pharmacy. Lossiemouth has a diverse range of independent retailers that offer a more unique experience when compared to high street chains.

No charity shops, betting shops, or high interest lenders were identified during the assessment.

There are 6 takeaways in Lossiemouth, this is down from 7 in 2023. This figure does not include restaurants or cafes that offer a takeaway service in addition to 'sit in' offer.

## 7.3 Vacancy Rate

The number of vacant units identified in Lossiemouth is 5, this is consistent with the 2023 assessment. There is approximately 592.3m<sup>2</sup> of vacant floor space in Lossiemouth, a slight decrease from 2023.

## 8. Smaller Settlement Health Check

Health check assessments were carried out for Aberlour, Dufftown, Fochabers and Rothes.

Leisure service is the predominant use across all smaller settlements in Moray. Aberlour and Dufftown are popular with tourists and have a high percentage of leisure usage. Smaller settlements also tend to have a significant proportion of retail services. Comparison retailing tends to be provided by independent retailers offering specific products. Convenience retail is provided by one or two convenience shops like Co-op stores in Aberlour, Dufftown and Fochabers; Rothes is serviced by a Keystore and Morrisons.

### 8.1 Aberlour

Aberlour has experienced minimal change since the 2023 health check. 79 High Street is now home to 3 Bags Wool Craft Shop and most notably, the petrol station and wooden toy shop along the High Street has closed. Aberlour is heavily reliant on independent retailers, the Co-Operative is the only national retailer in the town.

<b>Summary of Aberlour Diversity of Uses Survey</b>						
	<b>2025</b>		<b>2023</b>		<b>2018</b>	
<b>Type of Use</b>	<b>No. of Outlets</b>	<b>Floor space (sqm)</b>	<b>No. of Outlets</b>	<b>Floor space (sqm)</b>	<b>No. of Outlets</b>	<b>Floor space (sqm)</b>
<b>Comparison</b>	4	311.5	5	327	7	613
<b>Convenience</b>	5	814.9	4	666.7	4	666.7
<b>Retail Service</b>	6	1804.1	5	1719.9	5	1665.2
<b>Leisure Service</b>	9	551.7	13	806.3	10	572.9
<b>Financial &amp; Business Service</b>	3	484.7	3	286.1	2	191.1
<b>Health &amp; Medical</b>	2		2		2	
<b>Public Service</b>	3		4		4	
<b>Religious Service</b>	1		1		1	
<b>General Office Use</b>					0	
<b>Vacancy</b>	1	15.5	0		1	70.1
<b>Total</b>	<b>34</b>	<b>3982.4</b>	<b>37</b>	<b>3806</b>	<b>36</b>	<b>3779</b>

## 8.2 Dufftown

Vacancy rates in Dufftown have doubled since 2023. A number of local businesses including The Chippy Café, Fourmet Guesthouse, McIntosh Butchers and, the Fireplace Shop have closed in recent years. The Chippy Café and Fourmet Guesthouse are comprised of multiple units and occupied a large floorspace that is now vacant. Two new businesses have occupied previously vacant units along Fife Street; The Salon and The Cozy Coo Café.

Summary of Dufftown Diversity of Uses Survey						
	2025		2023		2018	
Type of Use	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)
Comparison	7	380.4	10	399.3	7	291.8
Convenience	2	528.9	3	607.5	7	825.7
Retail Service	8	691.2	8	603.5	4	599.2
Leisure Service	14	869.9	17	1174	19	1403.5
Financial & Business Service	3	797.7	4	912.2	4	881.5
Health & Medical						
Public Service	2		3		3	
Religious Service						
General Office Use			1			
Vacancy	10	805.7	5	346.1	2	93.8
<b>Total</b>	<b>46</b>	<b>4073.8</b>	<b>51</b>	<b>4042.6</b>	<b>46</b>	<b>4095.5</b>

### 8.3 Fochabers

Fochabers has experienced a positive change since the last health check in 2023, with only one vacant unit and four previous vacancies now filled. Mother Goose Catering and Speyside Angling Centre have taken over vacant units along Fochabers High Street.

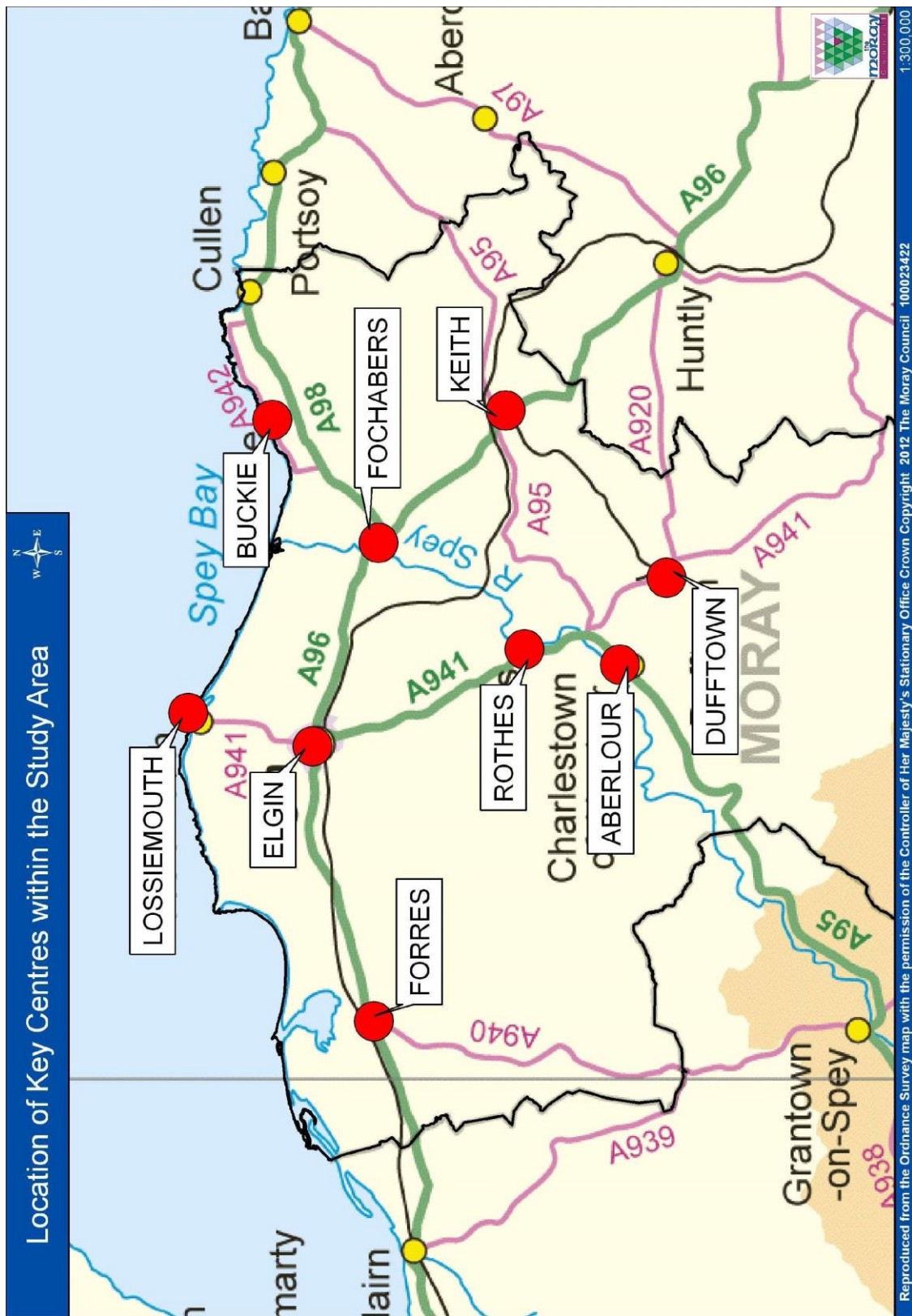
Summary of Fochabers Diversity of Uses Survey						
	2025		2023		2018	
Type of Use	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)
Comparison	6	646.6	8	737.1	9	810.5
Convenience	3	600.9	4	663.7	4	287.5
Retail Service	5	262.3	2	76.5	2	78.5
Leisure Service	10	404.5	9	341.7	9	439.5
Financial & Business Service	1	343.6	1		1	197.8
Health & Medical	1		1		2	
Public Service	3		2		2	
Religious Service	1		1		1	
General Office Use	1		2		2	
Vacancy	1	74.8	3	212	1	343.6
<b>Total</b>	<b>32</b>	<b>2332.7</b>	<b>33</b>	<b>2031</b>	<b>33</b>	<b>2157.4</b>

## 8.4 Rothes

Rothes currently has 7 vacancies. No vacant units have been occupied recently within Rothes town centre. Rothes also has a high number of financial and building service usage including Forsyths and Hendersons. Rothes Primary School, Fire Station and Police Station are all located within its town centre, this accounts for the high number of public service units for a town of this size.

Summary of Rothes Diversity of Uses Survey						
	2025		2023		2018	
Type of Use	No. of Outlets	Floor space (sqm)	No. of Outlets	Floor space (sqm)	No. Of Outlets	Floor space (sqm)
Comparison	2	251.5	3	337	6	276
Convenience	3	424.6	3	474.9	3	474.9
Retail Service	4	493.3	3	403.6	2	362.5
Leisure Service	9	104.8	9	104.8	9	153
Financial & Business Service	6	838.1	4	838.1	4	203.6
Health & Medical	1		1		1	
Public Service	5		6		6	
Religious Service	1		1		1	
General Office Use						
Vacancy	7	709.8	5	433.8	3	275.6
<b>Total</b>	<b>38</b>	<b>2822.1</b>	<b>35</b>	<b>2592.2</b>	<b>35</b>	<b>1745.6</b>

## Appendix I: Location of Key Centres



## Appendix II: GOAD Categories and Classifications

GOAD Class	GOAD Sub-Class	Primary Activity	Code
Retail	Comparison	Antiques shops	COM 1
Retail	Comparison	Art & Art dealers	COM 2
Retail	Comparison	Booksellers	COM 3
Retail	Comparison	Carpets and Flooring	COM 4
Retail	Comparison	Charity Shops	COM 5
Retail	Comparison	Chemists & Drugstores	COM 6
Retail	Comparison	Children's & Infants wear	COM 7
Retail	Comparison	Crafts, Gifts, China & Glass	COM 8
Retail	Comparison	Cycles & Accessories	COM 9
Retail	Comparison	Department and Variety Stores	COM 10
Retail	Comparison	DIY & Home Improvement	COM 11
Retail	Comparison	Electrical & Other Durable Goods	COM 12
Retail	Comparison	Florists	COM 13
Retail	Comparison	Footwear	COM 14
Retail	Comparison	Furniture	COM 15
Retail	Comparison	Gardens & Equipment	COM 16
Retail	Comparison	Greeting Cards	COM 17
Retail	Comparison	Hardware & Household Goods	COM 18
Retail	Comparison	Jewellery, Watches & Silver	COM 19
Retail	Comparison	Mixed Clothing	COM 20
Retail	Comparison	Ladies Wear & Accessories	COM 21
Retail	Comparison	Leather & Travel Goods	COM 22
Retail	Comparison	Men's Wear & Accessories	COM 23
Retail	Comparison	Music & Musical Instruments	COM 24
Retail	Comparison	Stationers	COM 25
Retail	Comparison	Office Supplies	COM 26
Retail	Comparison	Other Comparison Goods	COM 27
Retail	Comparison	Photographic	COM 28
Retail	Comparison	Second Hand Goods & Books	COM 29
Retail	Comparison	Sports, Camping & Leisure Goods	COM 30
Retail	Comparison	Telephones & Accessories	COM 31
Retail	Comparison	Textiles & Soft Furnishings	COM 32
Retail	Comparison	Toys, Games & Hobbies	COM 33
Retail	Comparison	Vehicle & Motorcycle Sales	COM 34
Retail	Comparison	Vehicle Accessories	COM 35
Retail	Comparison	Opticians	COM 36
Retail	Convenience	Bakers & Confectioners	CNV 1
Retail	Convenience	Butchers	CNV 2

<b>GOAD Class</b>	<b>GOAD Sub-Class</b>	<b>Primary Activity</b>	<b>Code</b>
<b>Retail</b>	Convenience	Convenience Store, Groceries & Frozen Food	CNV 3
<b>Retail</b>	Convenience	Delicatessen	CNV 4
<b>Retail</b>	Convenience	Fishmonger	CNV 5
<b>Retail</b>	Convenience	Health Foods	CNV 6
<b>Retail</b>	Convenience	Markets	CNV 7
<b>Retail</b>	Convenience	Off licence	CNV 8
<b>Retail</b>	Convenience	Shoe repairs etc	CNV 9
<b>Retail</b>	Convenience	Supermarkets	CNV 10
<b>Retail</b>	Convenience	Confectionery, Tobacconist, Newsagent	CNV 11
<b>Retail</b>	Retail Service	Clothing & Fancy-Dress Hire	RS 1
<b>Retail</b>	Retail Service	Dry Cleaner & Laundrette	RS 2
<b>Retail</b>	Retail Service	Filling Stations & Garages	RS 3
<b>Retail</b>	Retail Service	Health & Beauty (e.g. beauticians, nail bars)	RS 4
<b>Retail</b>	Retail Service	Hairdressers/Barbers	RS 5
<b>Retail</b>	Retail Service	Other Retail Outlets	RS 7
<b>Retail</b>	Retail Service	Photo Processing	RS 8
<b>Retail</b>	Retail Service	Photo Studio	RS 9
<b>Retail</b>	Retail Service	Post Offices	RS 10
<b>Retail</b>	Retail Service	Repair, Alterations & Restoration	RS 11
<b>Retail</b>	Retail Service	Travel Agents	RS 12
<b>Retail</b>	Retail Service	Vehicle Rental	RS 13
<b>Retail</b>	Retail Service	Vehicle Repair & Services	RS 14
<b>Retail</b>	Other Retail	Shops	OR 1
<b>Service</b>	Leisure Services	Bars, Wine Bars & Public House	LS 1
<b>Service</b>	Leisure Services	Bingo & Amusement	LS 2
<b>Service</b>	Leisure Services	Cafes	LS 3
<b>Service</b>	Leisure Services	Casino & Betting Offices	LS 4
<b>Service</b>	Leisure Services	Cinemas, Theatres & Concert Halls	LS 5
<b>Service</b>	Leisure Services	Clubs	LS 6
<b>Service</b>	Leisure Services	Disco, Dance & Nightclub	LS 7
<b>Service</b>	Leisure Services	Fast Food & Takeaways	LS 8
<b>Service</b>	Leisure Services	Hotels & Guest Houses	LS 9
<b>Service</b>	Leisure Services	Restaurants	LS 10
<b>Service</b>	Leisure Services	Sports & Leisure Facilities	LS 11
<b>Service</b>	Financial & Business Services	Building Society	FBS 1
<b>Service</b>	Financial & Business Services	Building Supplies & Services	FBS 2
<b>Service</b>	Financial & Business Services	Business Goods & Services	FBS 3

<b>GOAD Class</b>	<b>GOAD Sub-Class</b>	<b>Primary Activity</b>	<b>Code</b>
<b>Service</b>	Financial & Business Services	Employment & Careers	FBS 4
<b>Service</b>	Financial & Business Services	Financial Services	FBS 5
<b>Service</b>	Financial & Business Services	Legal Services	FBS 6
<b>Service</b>	Financial & Business Services	Other Business Services	FBS 7
<b>Service</b>	Financial & Business Services	Printing & Copying	FBS 8
<b>Service</b>	Financial & Business Services	Property Services	FBS 9
<b>Service</b>	Financial & Business Services	Retail Banks	FBS 10
<b>Service</b>	Health & Medical Services	Chiropodist	HMS 1
<b>Service</b>	Health & Medical Services	Dental Surgery	HMS 2
<b>Service</b>	Health & Medical Services	Doctors Surgery	HMS 3
<b>Service</b>	Health & Medical Services	Health Centre	HMS 4
<b>Service</b>	Health & Medical Services	Nursing Home	HMS 5
<b>Service</b>	Health & Medical Services	Osteopath	HMS 6
<b>Service</b>	Health & Medical Services	Other Health & Medical Service	HMS 7
<b>Service</b>	Health & Medical Services	Rest home	HMS 8
<b>Service</b>	Health & Medical Services	Veterinary surgery	HMS 9
<b>Service</b>	Public Service	Advice Centre	PS 1
<b>Service</b>	Public Service	Community Centre	PS 2
<b>Service</b>	Public Service	Council Offices	PS 3
<b>Service</b>	Public Service	Educational Establishment	PS 4
<b>Service</b>	Public Service	Emergency Services	PS 5
<b>Service</b>	Public Service	Information Centre	PS 6
<b>Service</b>	Public Service	Kindergarten	PS 7
<b>Service</b>	Public Service	Library	PS 8
<b>Service</b>	Public Service	Museum & Art Gallery	PS 9
<b>Service</b>	Public Service	TA/Cadet Centre	PS 10
<b>Service</b>	Public Service	Tourist Information	PS 11
<b>Service</b>	Religious Service	Place of Worship	REL
<b>Vacant</b>	Vacant Retail	Vacant Shop	VAC 1



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