



COMMERCIAL & RESIDENTIAL BEST OF BOTH WORLDS

COMMERCIAL & RESIDENTIAL INVESTMENT ARE THE SECTORS ALIGNING?

Over the past few years the divide between what has clearly been defined as two sectors: commercial and residential, is growing ever closer. The cause of this synergy has been in part due to a number of factors which include:

- The effects of Permitted Development Rights (PDR).
- An increased number of vacant department store units on the high streets, which savvy investors are buying up to convert and develop
- Landbanking of commercial assets by residential developers for income and future residential development.

The commercial and residential investment teams at Allsop have seen a lot of crossover in the sale of mixed-use assets in the past year, a small example of the deals we have done are featured below.

It is this collaborative approach that ensures we can offer our clients the most up-to-date property market intelligence on mixed-use assets and the best market-led advice. We will ensure you get the best price for the properties we help you sell or acquire.

For more insights into what the blurring of the lines means for mixed-use assets, [listen to our Investment Insights podcast](#) or read our blogs from the teams.

PODCAST: INVESTMENT INSIGHTS

Listen to podcast
**Investment Insights:
Are the commercial & residential sectors aligning?**

Are the Commercial and Residential sectors aligning?

With the emergence of PDR and conversion of commercial to residential, the two distinct sectors are now growing ever closer together. In this podcast Scott Tyler, Alex Butler and Michael Linane from our investment teams discuss what this blurring of the lines means for mixed-use assets.

[Listen to Podcast](#)

RECENT MIXED COMMERCIAL AND RESIDENTIAL DEALS



RAYNES PARK, SW20

Sold: £8,000,000

Purchaser: Comm/Resi Investor
NIY: 5.77%

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CAMDEN, N7

Sold: £14,000,000

Purchaser: Comm/Resi Investor
NIY: 4.66%

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DEBENHAMS, STAINES

Exchange: £13,000,000

Purchaser: Build to rent developer
Capital Value: £115 psf

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WILKOS, BICESTER

Sold: £3,050,000

Purchaser: Comm/Resi Investor
NIY: 7.2%

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BRISTOL

Under Offer: £2,500,000

Purchaser: Property Company
NIY: 6.98%

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CLAPHAM, SW8

Sold: £3,000,000

Purchaser: Residential Developer
NIY: 3.35%

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MARKET INSIGHTS

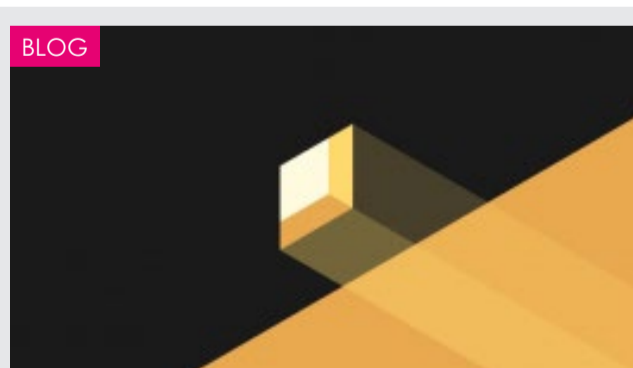


BLOG

Reimagining retail: what will replace the department store?

Department stores have traditionally been the beating heart of towns and cities across the UK. Offering customers a diverse range of goods under one roof for decades, they were synonymous with luxury and high standards of service...

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BLOG

Permitted Development – A window of opportunity and the end of an era

Reform in its early days

The shake-up of permitted development rights in 2013 has allowed people to extend their homes and create new spaces in existing buildings, such as offices and shops, in order to speed up the construction of new homes...

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