

## **RETAIL WAREHOUSE** MARKET OVERVIEW

LATEST DEALS



Investment levels climbed to £3.5 billion of deals transacted in 2021

Broader buying pool

in 2022 than 2021



2021 saw the second largest level of investment volumes in the last 10 years



Total vacancy rate currently stands **at 7.8%** and is declining



Sharp **yield compression** of c.50-100 bps, with pricing being achieved in H1 2022 **eclipsing the previous market peak** in 2015



Green shoots of rental growth emerging with active leasing from discount food, value, Athleisure & gym operators



Key prime investment evidence coming through in H1-22 with Huntington (c. 4.85%), Oxford (c. 3.8%) & Basingstoke (c. 4.25%) transactions



**DIY** and **key anchors** continuing to re-gear leases





BLACKPOOL JD & SMYTHS

£4.1M / 7.00% NIY

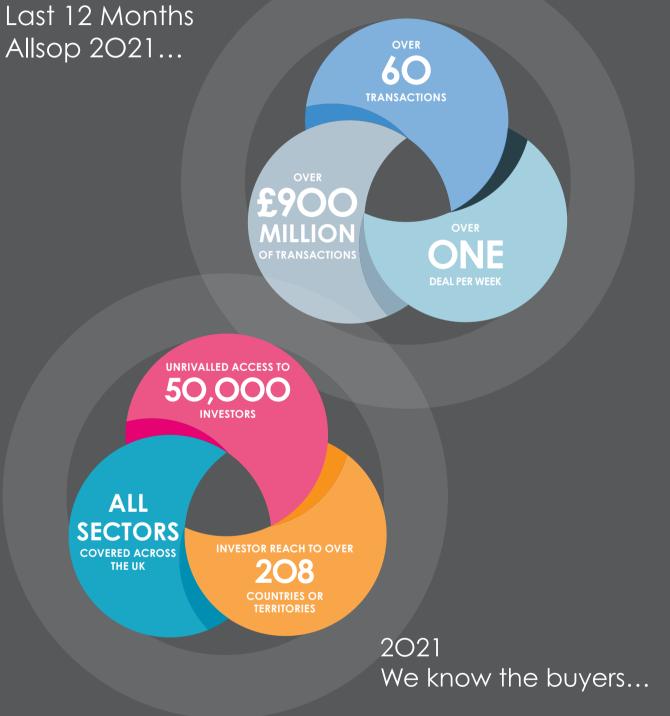












Jeremy Hodgson Partner 07850 976116

Lottie Hayward Associate 07817 549237

Andrew Wise Associate 07535 045149 Scott Tyler Partner 07787 501732

Tom Dales Associate 07799 663631

Gergo Petrovics Senior Surveyor 07961 234029 Alex Butler Partner 07801 219888

Liam Stray Associate 07956 981575

Freddie Foley Surveyor 07765 982637 Dale Johnstone Partner 07788 554555

Richard Gale Associate 07527 388024

Nasif Miah Trainee Surveyor 07435 791348 James Salmon Partner 07720 400306

Archie Stead Associate 07525 824606

firstname.surname@allsop.co.uk