



Investment Times

Retail Warehousing

RETAIL WAREHOUSE MARKET OVERVIEW



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



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



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



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



Broader buying pool in 2022 than 2021



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



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



DIY and key anchors continuing to re-gear leases

LATEST DEALS

ST JOHN'S RETAIL PARK, TAUNTON

£6M / 8.00% NIY



MARINA QUAY, RHYL

£17.7M / 6.00% NIY



LINDIS RETAIL PARK, LINCOLN

£5.30M / 9.25% NIY



NEASHAM ROAD RETAIL CENTRE, DARLINGTON

£6.25M / 10.73% NIY



BLACKPOOL JD & SMYTHS

£4.1M / 7.00% NIY



BOTLEY ROAD, OXFORD

£16.33M / 4.00% NIY





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allsop

Last 12 Months
Allsop 2021...

OVER
60
TRANSACTIONS

OVER
£900
MILLION
OF TRANSACTIONS

OVER
ONE
DEAL PER WEEK

UNRIVALLED ACCESS TO
50,000
INVESTORS

ALL
SECTORS
COVERED ACROSS
THE UK

INVESTOR REACH TO OVER
208
COUNTRIES OR
TERRITORIES

2021
We know the buyers...

Jeremy Hodgson
Partner
07850 976116

Scott Tyler
Partner
07787 501732

Alex Butler
Partner
07801 219888

Dale Johnstone
Partner
07788 554555

James Salmon
Partner
07720 400306

Lottie Hayward
Associate
07817 549237

Tom Dales
Associate
07799 663631

Liam Stray
Associate
07956 981575

Richard Gale
Associate
07527 388024

Archie Stead
Associate
07525 824606

Andrew Wise
Associate
07535 045149

Gergo Petrovics
Senior Surveyor
07961 234029

Freddie Foley
Surveyor
07765 982637

Nasif Mich
Trainee Surveyor
07435 791348

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