

What does the past tell us?

Year		Office		Industrial	Retail Warehouse	Retail		Inflation Rate	UK Bank Base Rate Yields (Average)*
		Prime Regional	South East	Prime	Prime Retail Warehouse	Prime Shops	Secondary Shops	Source: Bank of England	Source: Bank of England
1980	Mount St. Helens volcano erupts	5.00%	5.25%	7.25%	10.00%	4.00%	9.00%	17.97%	16.33%
1981	Recession - IBM launches the PC	5.00%	5.50%	7.25%	10.00%	3.75%	9.00%	11.88%	13.29%
1982	Recession Falklands War	5.00%	5.50%	7.75%	9.00%	3.75%	9.00%	8.60%	11.92%
1983	Recession - US invade Grenada	5.00%	5.50%	7.75%	8.00%	3.75%	8.00%	4.61%	9.79%
1984	Coal miner's strike	5.00%	5.50%	7.50%	8.00%	3.75%	8.00%	4.96%	9.69%
1985	Live Aid rock concert	5.00%	5.50%	7.50%	7.50%	3.75%	7.00%	6.07%	12.25%
1986	Chernobyl reactor disaster	6.50%	6.00%	8.50%	7.50%	4.00%	7.00%	3.43%	10.92%
1987	World Stock Market Crash + The Great Storm	6.00%	6.50%	8.00%	7.00%	4.25%	7.00%	4.15%	9.75%
1988	George Bush Snr wins Presidency	6.00%	6.50%	7.50%	7.00%	4.50%	7.00%	4.16%	10.06%
1989	World Wide Web created	6.00%	6.50%	8.00%	6.75%	5.00%	8.00%	5.76%	13.83%
1990	Recession - Iraq invades Kuwait	8.00%	8.50%	9.50%	7.00%	5.75%	10.00%	8.60%	14.84%
1991	Recession - Gorbachev resigns as last USSR President	8.50%	9.00%	8.75%	9.50%	5.00%	9.00%	7.46%	11.68%
1992	Recession - Clinton elected as President	8.50%	9.00%	8.94%	9.00%	5.13%	9.25%	4.59%	9.56%
1993	Single European Market begins	8.00%	8.50%	8.25%	7.81%	5.00%	8.19%	2.56%	5.88%
1994	Nelson Mandela becomes president of South Africa	6.50%	7.50%	6.56%	6.38%	4.25%	7.50%	2.22%	5.63%
1995	Barings Bank collapses	6.25%	7.00%	7.13%	6.50%	4.94%	8.50%	2.70%	6.69%
1996	President Clinton re-elected	6.00%	7.00%	7.25%	6.31%	4.50%	8.50%	2.85%	5.88%
1997	Beginning of Asian economic crisis	6.50%	7.25%	7.00%	5.88%	4.00%	8.25%	2.20%	6.25%
1998	Russian Crisis	6.25%	7.00%	7.00%	5.75%	4.50%	8.00%	1.82%	6.25%
1999	First balloon flight around the world	6.25%	7.25%	6.25%	5.50%	4.50%	7.75%	1.75%	5.50%
2000	DNA sequencing of the human genome	6.25%	7.75%	6.50%	5.75%	5.25%	7.60%	1.18%	6.00%
2001	9/11	6.50%	7.50%	6.75%	5.75%	5.75%	7.50%	1.53%	4.00%
2002	Euro becomes legal tender	6.75%	7.25%	6.75%	6.00%	5.25%	7.00%	1.52%	4.60%
2003	England Wins Rugby World Cup	6.50%	7.25%	6.25%	5.00%	4.75%	5.75%	1.38%	3.69%
2004	Facebook was launched	6.25%	7.00%	6.00%	4.75%	4.50%	5.50%	1.39%	4.50%
2005	Hurricane Katrina	5.50%	6.50%	5.75%	4.50%	4.25%	5.50%	2.09%	4.65%
2006	Saddam Hussein is executed	4.50%	5.75%	5.25%	4.25%	4.50%	5.25%	2.46%	4.65%
2007	The iPhone	4.75%	5.50%	5.50%	4.75%	4.25%	5.50%	2.39%	5.52%
2008	Recession - Financial Crisis	6.00%	7.00%	7.25%	6.25%	5.50%	6.75%	3.52%	1.00%
2009	Barrack Obama is elected 44th President of the USA	7.00%	7.50%	8.75%	7.75%	6.00%	7.50%	1.96%	0.50%
2010	Sachin Tendulkar first international ODI double century	6.25%	7.00%	7.50%	6.25%	5.25%	7.25%	2.49%	0.50%
2011	Osama Bin Laden killed by US special forces	6.00%	6.50%	7.50%	6.25%	5.25%	7.25%	3.86%	0.50%
2012	London Olympics	5.50%	5.75%	6.25%	5.25%	4.50%	7.00%	2.57%	0.50%
2013	Andy Murray wins Wimbledon	5.25%	5.75%	5.75%	5.15%	4.75%	6.50%	2.29%	0.50%
2014	Russia Annexes Crimea	5.00%	5.25%	4.75%	5.35%	4.50%	6.75%	1.45%	0.50%
2015	NASA finds water on Mars	5.00%	5.00%	4.75%	4.50%	4.50%	6.00%	0.37%	0.50%
2016	Recession - EU referendum	5.00%	5.00%	4.35%	4.25%	4.25%	6.00%	1.01%	0.50%
2017	Donald Trump inaugurated	5.25%	5.25%	4.25%	4.25%	4.00%	5.75%	2.56%	0.25%
2018	Prince Harry and Meghan marry	4.75%	5.00%	4.00%	4.50%	4.25%	6.00%	2.90%	0.50%
2019	Notre Dam Cathedral fire	4.75%	4.75%	4.00%	6.00%	5.50%	6.00%	1.74%	0.75%
2020	Recession - Covid-19 Pandemic	5.00%	5.25%	4.00%	7.00%	5.00%	6.75%	0.99%	0.10%
2021	NASA Rover lands on Mars	5.00%	5.25%	4.00%	6.00%	6.25%	7.00%	2.52%	0.10%
2022 - Q1	Russia invades Ukraine	5.00%	5.25%	4.00%	5.00%	6.25%	7.00%	2.52%	0.10%
2022 - Q2	Boris Johnson Partygate	5.00%	5.25%	4.00%	4.25%	6.25%	7.00%	2.52%	0.10%
2022 - Q3	Boris resigns - Liz Truss becomes PM	5.75%	6.00%	4.75%	5.75%	6.50%	8.50%	9.50%	2.25%
2022 - Q4	Rishi Sunak becomes PM	6.00%	6.25%	5.25%	6.50%	6.75%	9.00%	10.10%	2.25% rising