

INVESTMENT
MARKET UPDATE
ALTERNATIVE FOCUS

Q2 2026

Allsop's Alternative Market Snap Shot

Who is Buying

- Private HNW investors and family offices targeting long-dated, secure income with operational resilience.
- French SCPI Capital targeting well-let core+ stock with yields of 7.50%+
- Overseas capital seeking defensive income in UK assets with specialist operating fundamentals.
- Institutional capital selectively deploying into long-income alternatives with strong covenants and inflation-linked uplifts.

Who is Selling

- Developers and property companies exiting repositioned assets on new long leases to operational occupiers following successful asset management.
- Owner-operators pursuing sale and leaseback transactions to release capital tied up in real estate, strengthen balance sheets and reinvest into core operations, growth initiatives or capex programmes.
- Institutions and REITs rebalancing portfolios and rotating out of non-core stock
- Vendors of legacy long-dated stock where lease terms have run down below minimum thresholds.

Direction of Travel



The market continues to benefit from a **clear demand for secure, contracted income**, as investors prioritise **long-dated, resilient cashflows**



With **inflation remaining persistent** and **interest rates not dropping** as expected, investors are attracted by the often **inflation-linked rent reviews**, providing **defensive income** characteristics.



Many **occupiers** remain **tied to operationally critical locations** with longer leases and **meaningful occupier capital invested** in the property, further underpinning **income durability** - although operators continue to face headwinds from elevated staffing, energy and compliance costs.



Investors are placing increasing emphasis on **covenant strength** and **operational resilience** on the **underlying profitability and trading performance** of individual assets, rather than relying solely on the length of the lease in place.



The market has seen a shift towards being buyer-led, with **pricing discipline** and **asset selection** driving deployment decisions.



As understanding of the sector deepens and **finance markets continue to support long-income assets**, we expect **momentum** across the alternatives market to remain positive.

Allsop's National Alternative Investment Transactions

VW Portfolio

Sold



Transaction Date:	Various 2025
Combined Price:	£11,825,000
Blended NIY:	Sub 7.00%
Tenant:	Volkswagen Group UK
WAULT:	c.8 years

Travelodge, Llanelli

Sold



Transaction Date:	April 2026
Price:	£3,660,000
NIY:	7.75%
Tenant:	Travelodge Hotels
WAULT:	16.5 years

Busy Bees Nursery, Addlestone

Sold



Transaction Date:	June 2025
Price:	£4,100,000
NIY:	6.05%
Tenant:	Busy Bees Nursery
WAULT:	25 years

Grosvenor Casino Riverboat, Glasgow

Sold

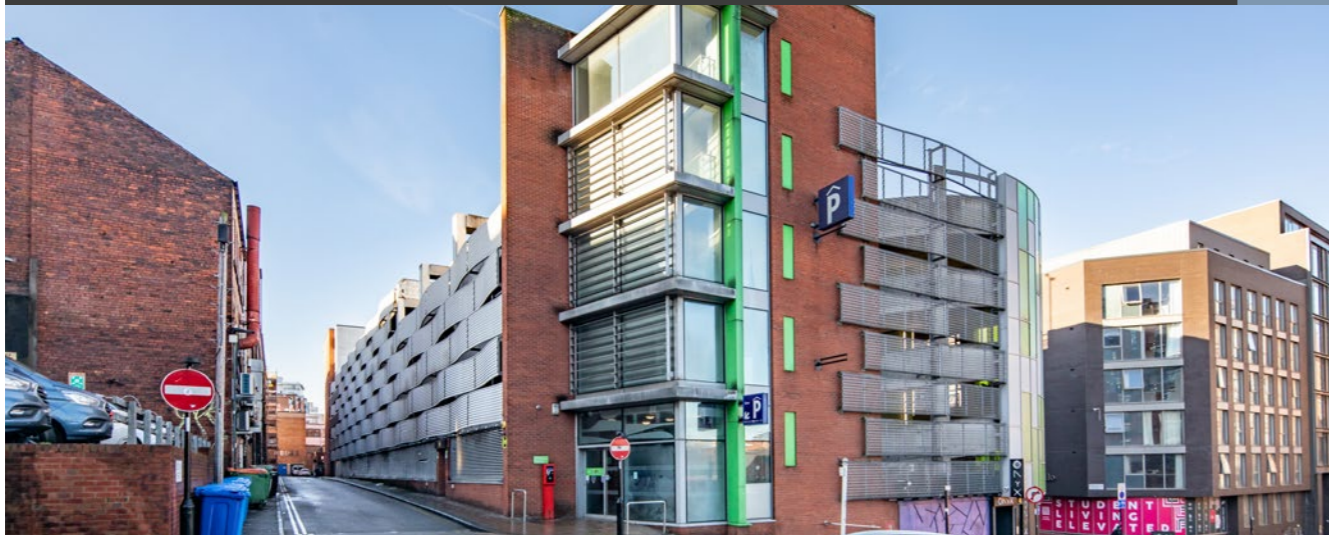


Transaction Date:	June 2026
Price:	Confidential
NIY:	Confidential
Tenant:	Grosvenor Casinos
WAULT:	4.7 years

Allsop's National Alternative Investment Transactions

Q Park, Sheffield

Sold



Transaction Date:	August 2025
Price:	£16,200,000
NIY:	8.40%
Tenant:	Q-Park
WAULT:	20 years

Grosvenor Casino, Northampton

Sold



Transaction Date:	June 2026
Price:	£2,700,000
NIY:	9.00%
Tenant:	Grosvenor Casinos
WAULT:	4.7 years

The Learning Experience, Weybridge

Sold



Transaction Date:	June 2025
Price:	£5,750,000
NIY:	7.30%
Tenant:	The Learning Experience
WAULT:	c.19 years

The Old Palace of John Whitgift School, Croydon

Acquisition



Transaction Date:	August 2025
Price:	Confidential
NIY:	Confidential
Tenant:	SED Group
WAULT:	c.30 years

Allsop National Investment

THE ALLSOP ADVANTAGE

208

COUNTRIES OR
TERRITORIES REACHED

MARKET LEADERS IN THE
£3-£20M
MARKET

WITH AN UNRIVALED
HNW INVESTOR CLIENT LIST

80,000+

REGISTERED
INVESTORS

OVER
250 YEARS

COMBINED
MARKET EXPERIENCE

GLOBAL
PARTNERSHIPS

WITH CITI PRIVATE BANK
AND MILLENNIUM GROUP

Driven by insight.
Delivered by people.

Allsop National Investment Team

We **know** the buyers



Jeremy Hodgson
Partner
07850 976 116
jeremy.hodgson@allsop.co.uk



Scott Tyler
Partner
07787 501 732
scott.tyler@allsop.co.uk



Alex Butler
Partner
07801 219 888
alex.butler@allsop.co.uk



Richard Gale
Partner
07527 388 024
richard.gale@allsop.co.uk



Liam Stray
Partner
07956 981 575
liam.stray@allsop.co.uk



Henry Kilmister
Partner
07733 469391
henry.kilmister@allsop.co.uk



Andrew Wise
Senior Associate
07535 045 149
andrew.wise@allsop.co.uk



Freddie Foley
Associate
07765 982 637
frederick.foley@allsop.co.uk



Oliver Dixon
Senior Surveyor
07341 635 082
oliver.dixon@allsop.co.uk



Betsy Rowett
Surveyor
07586 105 855
betsy.rowett@allsop.co.uk



Oliver Powell
Trainee Surveyor
07341 000 121
oliver.powell@allsop.co.uk



Felix McGill
Trainee Surveyor
07467 990 308
felix.mcgill@allsop.co.uk



Georgia-May Drennan
Executive Assistant
07495 503 246
georgia-may.drennan@allsop.co.uk

Energy, Expertise and
Exceptional contacts.

Bringing property
& people together

Services

Asset Management

Auctions

Build to Rent

Business Rates

Development Agency & Advisory

Investment Sales & Acquisition

Lease Advisory

Letting & Management

Office Leasing (Central London)

Planning Consultancy

Receivership

Student Housing

Valuation

Contacts

Head office:

33 Wigmore Street, London W1U 1BZ

Tel: +44 (0)20 7437 6977

City office:

2 Copthall Avenue, London EC2R 7DA

Tel: +44 (0)20 7588 4433

Leeds office:

8th Floor, Platform, New Station Street,
Leeds LS1 4JB

Tel: +44 (0)113 236 6677

Manchester Office:

125 Deansgate, Manchester, M3 2BY



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