



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 ALLSOP 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  
Senior Associate  
07817 549237

Tom Dales  
Senior Associate  
07799 663631

Liam Stray  
Senior Associate  
07956 981575

Richard Gale  
Senior 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 Miah  
Trainee Surveyor  
07435 791348

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