

Shops

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Rental Values as at 1 January 2006

The following tables indicate zone A rental values on full repairing terms reported by DVs for three types of shop premises.

Type 1

Prime position in principal shopping centre.

Type 2

Good secondary off peak position in principal shopping centre.

Type 3

Modern, purpose built, non-food, warehouse unit, circa 2,500sq.m-5,000sq.m. Edge of town location with car parking.

Rents have been analysed on a Zone Pattern 1 (ZP 1) 6.10m zone A, 6.10m zone B '(20ft/20ft) with the exception of Oxford Street where zones of 9.14 are the norm. The figures reported for Oxford St are based on a 9.14 zoning pattern. All measurements are based on gross internal areas.

East of England

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Cambridge	2,475	1,300	300
Peterborough	2,200	1,050	250
Ipswich	1,780	575	140
Norwich	2,000	1,200	145
Luton	1,900	425	200
Bedford	1,150	325	180
Stevenage	1,000	355	180
Watford	3,000	900	300
Chelmsford	2,000	1,300	270

Colchester	1,850	830	190
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Chelmsford Type 2 location has changed to High Chelmer a 1960's covered precinct

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East Midlands

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Lincoln	1,400	525	160
Mansfield	1,100	335	120
Nottingham	2,600	1,100	275
Derby	1,650	825	170
Leicester	2,000	900	175
Northampton	1,400	750	240

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North East

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Newcastle	3,600	1,750	200
Hexham	475	250	-
Metrocentre	3,500	1,800	225
Middlesbrough	1,700	1,000	300
Durham	1,400	775	200

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North West/Merseyside

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Bolton	1,675	750	240
Manchester	3,500	2,500	300
Rochdale	1,300	450	200
Altrincham	1,250	600	240
Stockport	2,250	750	240
Blackburn	1,400	300	165
Blackpool	1,000	400	150
Preston	1,400	750	175
Chester	2,100	1,700	290
Crewe	775	625	185
Warrington	1,450	400	170
Wigan	1,000	400	200
Carlisle	1,500	1,100	120

Kendal	800	450	110
Liverpool *	3,200	2,100	225

* type 3 location has changed to Mersey Retail park where the beacon property type

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South East

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Brighton	2,100	1,500	275
Eastbourne	1,150	525	125
Canterbury	2,750	1,000	175
Chatham	850	530	175
Tunbridge Wells	1,400	600	215
Guildford	2,300	1,150	290
Staines	1,200	700	235
Crawley	1,750	900	230
Milton Keynes	3,000	2,650	200
Oxford	2,600	1,250	290
Reading	2,400	960	210
Basingstoke	1,500	550	220
Portsmouth	1,800	600	185
Southampton	2,850	650	230
Newport (IOW)	750	350	150

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South West

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ann GIA
Bournemouth	1,800	1,400	225
Weymouth	775	475	150
Exeter	2,400	950	250
Barnstaple	900	425	120
Plymouth	1,725	950	200
Truro	1,650	850	170
Taunton	1,500	700	225
Bath	2,600	1,300	200
Bristol	2,100	970	230
Gloucester	1,450	670	175
Swindon	2,000	550	225

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Wales

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Cardiff	3,100	775	165
Carmarthen	900	400	130
Merthyr Tydfil	850	500	110
Bridgend	800	450	130
Swansea	1,800	1,000	190
Llandudno	1,100	700	135
Newport	1,650	600	125
Wrexham	1,250	675	125

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West Midlands

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ann GIA
Birmingham	3,100	1,350	300
Coventry	1,600	670	250
West Bromwich	1,000	450	160
Wolverhampton	1,400	750	200
Shrewsbury	1,250	450	150
Stoke on Trent **	2,000	1,000	190
Solihull ***	1,500	1,450	280
Worcester	1,500	325	140
Brierley Hill (Merry Hill)	2,500	2,100	150

** type 3 is situated on a retail park one mile from the city centre

*** Type is based on the new Touchwood Centre , type 2 is the former main shopping centre

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Yorkshire and the Humber

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Harrogate	1,300	750	200
York	1,800	750	200
Bradford	1,300	750	200
Huddersfield	1,200	550	160
Leeds	3,250	850	245
Doncaster	1,250	625	145
Grimsby	1,300	590	130
Hull	1,400	950	210
Sheffield (city)	2,100	800	160
Sheff' Meadowhall	4,000	2,500	160

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Scotland

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ann GIA
Paisley/Braehead	2,400	520	300
Ayr	1,000	550	200
Dumfries	500	220	100
Stirling	1,130	620	110
Glasgow	2,900	1,200	300
Aberdeen (Bon Accord)	1,775	400	225
Inverness	1,250	500	300
Edinburgh	3,175	1,540	300
East Kilbride	1,400	500	300
Dundee - Murraygate	1,500	500	200

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Inner London

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Stratford Centre	925	500	300
Camden	1,725	-	-
Islington	900	700	-
Peckham	700	500	-
Kensington	6,250	2,000	-
Oxford Street	4,750	3,750	-
City of London	3,500	2,000	-

Oxford St zone pattern is 9.14,9.14,9.14

The prime location at Islington is now Upper Street/Angel. Good secondary is the Nags Head Centre

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Outer London

LOCATION	Type 1 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Romford	2,150	950	-
Enfield	1,550	1,250	285
Ilford (Exchange Centre)	1,800	750	-
Ealing	2,085	1,500	190
Bexleyheath	1,500	700	353
Harrow	1,600	1,400	190
Croydon	2,500	750	300
Kingston upon Thames	3,000	2,200	350

Brent Cross	4,750	3,700	-
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Northern Ireland

LOCATION	Type 1 £/m2/ann ZP 1	Type 2 £/m2/ ann ZP 1	Type 3 £/m2/ ann GIA
Belfast**	2,800	2,300	250

** The zone pattern for Type 1 and 2 is 5m zone A, 8m zone B.

Type 3 is based on rents at Sprucefield outside Lisburn, which is 'out of town' rather than suburban.

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