

Shops

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Rental Values as at 1 January 2005

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 one of the following zoning patterns as appropriate:

Zone Pattern 1 (ZP 1) 6.10m zone A, 6.10m zone B '(20ft/20ft)

Zone Pattern 2 (ZP 2) 4.57m zone A, 7.62m zone B '(15ft/25ft)

All measurements are based on gross internal areas.

NB: In Oxford Street zones of 9.14 are the norm. The figures reported for Oxford St are based on a 9.14 zoning pattern.

East of England

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Cambridge	2175		1200		280
Peterborough	2200		1050		245
Ipswich	1780		575		140
Norwich	2000		1200		145
Luton	1900		425		200
Bedford	1150		325		180
Stevenage	1000		355		180
Watford	3000		900		300
Chelmsford	1850		1000		240
Colchester	1850		850		175

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 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Lincoln	1350		500		150
Mansfield	1100		320		115
Nottingham	2500		1000		250
Derby	1600		775		150
Leicester	2000		900		150
Northampton	1400		750		240

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North East

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Newcastle	3600		1750		200
Hexham	475		250		
Metrocentre	3500		1750		225
Middlesbrough	1500		950		295
Durham	1100		750		190

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North West/Merseyside

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Bolton	1600		750		240
Manchester	3500		2500		250
Rochdale	1150		450		200
Altrincham	1250		600		240
Stockport	2150		700		240
Blackburn	1400		275		160
Blackpool	1000		400		150
Preston	1400		750		175
Chester	2100		1500		280
Crewe	775		625		185
Warrington	1450		400		170
Wigan	1000		400		200
Carlisle	1500		1250		135
Kendal	800		450		110
Liverpool *	2700		1300		225

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

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South East

	Type 1	Type 1	Type 2	Type 2	Type 3
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LOCATION	£/m2/ ann ZP 1	£/m2/ ann ZP 2	£/m2/ ann ZP 1	£/m2/ ann ZP 2	£/m2/ ann GIA
Brighton	2000		1450		275
Eastbourne	1100		500		125
Canterbury	2750		1000		175
Chatham	800		500		165
Tunbridge Wells	1400		600		200
Guildford	2300		1150		290
Staines	1200		700		235
Crawley	1750		900		230
Milton Keynes	3000		2650		200
Oxford	2600		1250		290
Reading	2200		915		200
Basingstoke	1300		550		220
Portsmouth	1800		600		185
Southampton	2500		650		230
Newport (IOW)	750		350		150

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South West

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ann GIA
Bournemouth	1700		1300		180
Weymouth	700		400		110
Exeter	2000		850		240
Barnstaple	800		400		120
Plymouth	1650		900		200
Truro	1550		800		140
Taunton	1250		650		225
Bath	2500		1250		200
Bristol	2000		925		220
Gloucester	1450		670		175
Swindon	1900		500		200

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Wales

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Cardiff	2900		750		165
Carmarthen	900		400		130
Merthyr Tydfil	800		400		100
Bridgend	800		450		130
Swansea	1800		1000		190
Llandudno	1050		675		135
Newport	1650		550		120
Wrexham	1250		675		125

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West Midlands

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ann GIA
Birmingham	2750		1200		300
Coventry	1650		670		215
West Bromwich	800		440		210
Wolverhampton	1300		700		150
Shrewsbury	1250		1000		190
Stoke on Trent **	2125		1300		240
Solihull ***	1875		900		135
Worcester	1450		2050		150
Brierley Hill (Merry Hill)	2500		2050		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 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Harrogate	1300		750		200
York	1800		800		200
Bradford	1300		750		200
Huddersfield	1200		550		150
Leeds	3250		850		245
Doncaster	1250		625		145
Grimsby	1300		590		130
Hull	1400		950		200
Sheffield (city)	2100		850		175
Sheff Meadowhall	4000		2500		175

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Scotland

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ann GIA
Paisley/Braehead	2380		520		300
Ayr	1500		560		250
Dumfries	475		220		75
Stirling	1130		620		110
Glasgow	2900		1860		300
Aberdeen (Bon Accord)	1750		400		200
Inverness	1180		495		290
Edinburgh	3100		1450		290
East Kilbride	2000		560		300
Dundee - Murraygate	1500		500		200

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Inner London

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Stratford Centre	925		500		300
Camden	1725				
Islington	700		400		
Peckham	750				250
Kensington	6250		1400		
Oxford Street	4500		3600		
City of London	3150		2000		

Oxford St zone pattern is 9.14,9.14,9.14

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Outer London

LOCATION	Type 1 £/m2/ ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Romford	2100		950		
Enfield	1550		1250		285
Ilford (Exchange Centre)	1800		750		
Ealing	2085		1450		190
Bexleyheath	1500		700		238
Harrow	1475		1350		190
Croydon	2500		750		300
Kingston upon Thames	3000		2200		350
Brent Cross	4750		3700		

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Northern Ireland

LOCATION	Type 1 £/m2/ann ZP 1	Type 1 £/m2/ ann ZP 2	Type 2 £/m2/ ann ZP 1	Type 2 £/m2/ ann ZP 2	Type 3 £/m2/ ann GIA
Belfast**	2600		2000		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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