

COMMERCIAL PROPERTY CURRENTLY FOR SALE IN THE UK

- Regions with the **highest** number of commercial properties for sale currently are the **South West** and **North West of England**
- Northern Ireland** currently has the **lowest** number of commercial properties for sale (34 properties)
- There are currently **1,231** commercial properties for sale in **London**, the average asking price is £1,117,319

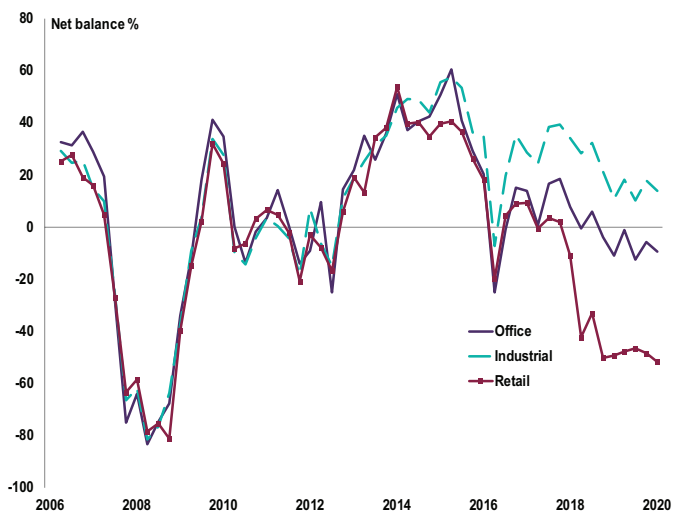


REGION	NO. PROPERTIES	AVG. ASKING PRICE
LONDON	1,231	£1,117,319
SOUTH EAST ENGLAND	1,294	£651,432
EAST MIDLANDS	970	£884,474
EAST OF ENGLAND	811	£489,241
NORTH EAST ENGLAND	965	£297,610
NORTH WEST ENGLAND	1,807	£406,364
SOUTH WEST ENGLAND	1,805	£588,608
WEST MIDLANDS	1,275	£449,269
YORKSHIRE AND THE HUMBER	1,441	£345,522
ISLE OF MAN	52	£479,025
SCOTLAND	1,547	£253,689
WALES	862	£387,207
NORTHERN IRELAND	34	£461,717

Source: Zoopla, data extracted 22 June 2020

COMMERCIAL PROPERTY OUTLOOK

INVESTMENT ENQUIRIES – BROKEN DOWN BY SECTOR

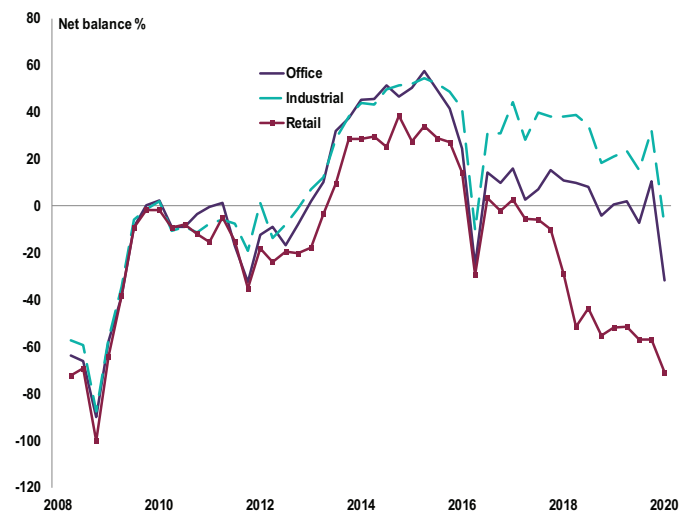


- Enquiries continued to slip in Q1 2020
- Retail sector negativity remained
- Investor demand for office space also fell
- Overseas investment demand declined in each area of the market over the quarter

Source: RICS, UK Commercial Property Market Survey, Q1 2020
(This is the latest set of data. Next release is 30 June 2020)

All details are correct at the time of writing (22 June 2020)

CAPITAL VALUE EXPECTATIONS – BROKEN DOWN BY SECTOR



- Capital value expectations for commercial property in Q4 fell from a net balance of -3% in Q1 to -35%
- Expectations are negative across all sectors, with the net balance standing at -32% for offices, -8% for industrials, -71% for retail values
- Looking forward 12 months, prime industrial values are expected to post modest capital growth