

Wales Property News Update

DEVELOPMENT & MARKET NEWS

Cardiff's Central Hotel on St Mary Street is to be demolished and replaced by a 10 storey mixed use development with 49 flats and a bar/café. Developer, Burleigh Estates received detailed consent from Cardiff planners to demolish the fire damaged Listed building.

EGi June 2005

Langstone Business Park – work has started on Robert Hitchins' office development, "24 Severn", north of Newport. Units are available from 3,230 sq.ft to 11,675 sq.ft.

Western Mail July 2005

"Valleywood" Studios – Dragon International Studios have started work on their £300m project at Llanilid, near Bridgend with the first stages being planned to be operational from February 2006.

Western Mail July 2005

Merthyr Village – Revised plans have been revealed for a major mixed-use development at Merthyr Tydfil involving a £250m regeneration of land near Rhydyar. The scheme involves housing, shops, leisure and a new school.

Western Mail July 2005



Merthyr Tydfil – offices available to let at Compass House (2,754 sq.ft) – for further information, contact Stuart Hogg on 07723 923770.

Newport Bridge – work has started on Newport's £4.9m foot and cycle bridge. The structure is 145m long and 67m tall and is a key part of the city's regeneration plan. Contractors are Alfred McAlpine and work is due to be completed by May 2006.

Property News July 2005

MARKET TRENDS

Retail returns are forecast to drop to 6.2% next year, their lowest level since 2001. Reports suggest that "eager investors" and "pension fund money" have driven up prices and that rental growth may not live up to expectations on the high street. Out of town and shopping centres however should fare better because of the tight planning controls that limit the supply of these popular shopping destinations. Some estimates suggest that there has been a 10% rise in the number of vacant units on the high street since the start of the year.

The Times June 2005

Sales Growth was down to 0.1% in May, the lowest since January 1999. Non food sales has been particularly weak despite research showing that footfall on the high street is up 5.4% on this time last year. It seems that there are more of us in the shops but spending less.

The Times June 2005

Housing - The level of house prices, and the fear of taking on more debt, has done as much to kill the housing boom as the actions of the monetary policy committee and Mervyn King's famous "proceed with care" warning of last summer.

The Times July 2005

Labour Market - Unemployment on the claimant-count measure rose by 8,800 in June and has now increased for five months in a row, making this the biggest sustained rise in the jobless total since 1992. Employment fell by 72,000 in the three months to May, its biggest fall since 1993. The number of economically inactive people who want work but cannot find it rose by 114,000.

The Times July 2005

DEALS

Abacus House on St Mellons Business Park in Cardiff has been let to Hazell Carr plc at a rental of £291,395 pa for the 22,415 sq.ft office building.

Waterton Industrial Estate Bridgend – a 20,000 sq.ft industrial warehouse unit has been let to Moss Electrical Co Ltd at a rental of £61,000 pa.

Marks & Spencer – new Bangor shop investment sold to private client trust for £7.145m reflecting a net initial yield of 4.72%. Let to M&S on a 25 year FRI lease at £356,400 pa.

Cardiff Gate - new offices at Unit 10 Oak Tree Court comprising 5,500 sq.ft has been sold to USDAW for £932,000.

Fitzalan House Newport Road Cardiff – LaSalle Investment Management have acquired the 23,000 sq.ft building for £4.251m from Allianz Cornhill Investment.

Cardiff Gate – BPU Accountants have bought Radnor House, a 4,000 sq.ft office for £600,000 from architects Kennedy James Griffiths.



Cwmbran – industrial, office and compound units available to let from 1,000 to 60,000 sq.ft – for more information contact Stuart Hogg on 07723 923770.