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TRADITIONAL HIGH STREET RETAILERS EXPAND INTO RETAIL PARKS

The most significant growth in the table of top 40 retail park tenants has been by Argos, according to FPDSavills and TW Research Associates' *Definitive Guide to Retail and Leisure Parks 2003*, which has increased its floor space by a third to approximately 1.7 million sq ft, and has risen from 20th to 16th place. Next has shown the largest percentage increase with a rise of 144% on 2002, more than doubling its floor space by the addition of 420,000 sq ft.

Trevor Wood, principal of TW Research Associates, comments: 'These retailers are likely to increase their presence considerably over the next year, particularly with the availability of former Powerhouse units.'

Other new entrants to the top 40 are Dunelm, Land of Leather and Furnitureland, with Dunelm showing a 64% increase to become the highest new entry at 34th place. These replace Miller Bros which has dropped to 41st, Texstyle World, What Everyone Wants and Brunswick Warehouse. Marks & Spencer's non-food units has led to their inclusion for the first time this year at 30th.

Rosebys and Brantano have increased their floor space by over 30%. Rosebys have principally taken units previously occupied by other group fascias while Brantano took a number of former Brunswick Warehouse units.

The main change within the top ten see Matalan increase its floor space by 20% to 2.9 million sq ft, rising from 9th to 6th place. However, B & Q remain the largest occupier for the fourth year in a row, with 7.2 million sq ft reflecting a 13% rise from 2002. The positioning of the top five tenants is unchanged from last year with the other main DIY operators, Homebase and Focus, positioned in 2nd and 4th places respectively.

Martin Supple, head of FPDSavills' retail warehousing team, adds: 'This table shows the market is dynamic, with the rise of several new retail park tenants. It will be interesting to see which other names join these innovative retailers and move into retail parks.'

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Top 20 Retail Park tenants

Rank 2003	Rank 2002	Retailer	Total Area on Retail Parks (Million sq ft)	Total Area on Retail Parks 2002	% increase in area
1	1	B & Q	7.24	6.39	13
2	2	Homebase	4.73	4.60	3
3	3	Currys	4.31	4.19	3
4	4	Focus	3.58	3.65	-2
5	5	MFI	3.18	3.14	1
6	9	Matalan	2.90	2.42	20
7	6	Carpetright	2.83	2.69	5
8	7	Comet	2.72	2.65	3
9	8	JJB Sports	2.34	2.46	-5
10	10	Halfords	2.24	2.23	0
11	11	PC World	1.93	1.75	10
12	12	Allied Carpets	1.68	1.66	1
13	14	Harveys	1.63	1.61	1
14	13	Powerhouse	1.52	1.62	-6
15	15	Toys "R" Us	1.40	1.35	4
16	20	Argos	1.35	1.01	33
17	16	Pets at Home	1.23	1.21	2
18	17	Staples	1.16	1.07	8
19	19	Courts	1.14	1.07	7
20	18	Mothercare World	1.13	1.07	5

Source: TW Research Associates / FPDSavills – The Definitive Guide to Retail & Leisure Parks 2003

The Definitive Guide to Retail and Leisure Parks 2003 can be purchased for £295 from TW Research Associates, retail@twresearch.co.uk, 01494 715 846.

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