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Glossary of terms used

The following terms and definitions have been used throughout this review, although individual interpretation of some terms on questionnaires returned by owners, managers, letting agents and others may lead to minor differences.

Anchor stores
Major units that 'anchor' a scheme.

Comparison Goods
Goods where shoppers tend to go from one shop to another comparing the product offer and price before making a purchase. Amongst others, this principally includes clothing, footwear and electrical goods.

Convenience Goods
Goods where shoppers tend to make regular purchases from the same shop or group of shops for the sake of convenience. Amongst others, this principally includes food and drink.

Factory Outlet Centre
This is defined as a scheme where the majority of retail outlets sell merchandise at a substantial discount to the recommended retail price.

GIA
Gross internal retail area of units within a scheme, normally based on the area for which tenants pay rent.

High Street Unit
The GIA of these units is generally less than 10,000 sq. ft. and they are similar to units found in traditional town centres, often populated by comparison goods retailers.

Leisure
Uses within classes A3, A4, A5, C1, D1 or D2 of the Use Classes Order.

Leisure Park
This is defined as a scheme with at least 30,000 sq. ft. GIA, mainly comprised of high ceiling, large space, leisure occupiers and, usually but not always, dedicated car parking. They are usually located on the edge of towns or out of town, open to the elements, and are anchored by a cinema or other large space leisure occupiers.

Leisure Scheme
This is defined as a scheme with at least 30,000 sq. ft. GIA, mainly comprised of leisure occupiers not classified as a Leisure Park.

Letting agents
Details of the letting agents acting on behalf of the scheme owners.

Location
Details of Town and, where necessary, suburb or locality.

Nearby foodstores
Supermarkets or foodstores found on the scheme or within a reasonable walking distance of the scheme.

Open A1
No restrictions on the type of goods that can be sold.

Open A1 Non Food
No restrictions on the type of goods that can be sold other than the sale of food & drink.

Other nearby developments
Other schemes, Retail Warehousing developments or individual Retail Warehouse Units within a reasonable walking distance of the scheme. Only Retail Parks, Shopping Parks, Retail and Leisure Parks, Leisure Parks, Leisure Schemes and Retail Warehousing developments are featured in detail in this review.

Owners / Investment Managers
Details of the owners and / or investment managers of the scheme. Where there is more than one owner or investment manager (For example, when different units are under separate ownership), all those known are shown. For schemes in the pipeline, details of developers are also included.

Peak Rent
Highest achieved headline rent per sq. ft. of non-leisure units with a minimum GIA of 4,000 sq. ft. This figure will not reflect any premiums, capital contributions or incentives.

Planning Permission
A general indication of the overall planning consent for a scheme, although there may be certain exceptions for specific units within the scheme.

Planning Status
A general indication of the current status for a scheme. This is shown as "Consented" if the scheme has outline or detailed approval or left blank if an application has been made or is proposed.

Proposed Occupiers
Retailers or types of tenant expected to occupy units on a scheme, including pre-lets.

Region
Government defined standard regions.

Restricted
Restrictions apply to the type of goods that can be sold.

Retail Park
This is defined as a scheme with at least 30,000 sq. ft. GIA, solely comprised of retail warehouse units. They have a minority of units occupied by traditional high street comparison goods retailers.

Retail and Leisure Park
This is defined as a scheme with at least 30,000 sq. ft. GIA, mainly comprised of retail warehouse units with a considerable proportion of leisure occupiers.

Retail Warehouse Cluster
This is defined as a contiguous area of retail and, possibly, leisure development comprising one or more schemes or Retail Warehousing developments. This includes retail warehouse units and small retail warehouse developments not shown elsewhere in this review. Where there are significant gaps between nearby schemes or Retail Warehousing developments they are considered to be part of separate clusters.

Retail Warehousing development
This is defined as a development or single unit with at least 50,000 sq. ft. GIA, solely comprised of retail warehouse units. Over 1,700 single retail warehouse units or smaller developments are excluded from this review.

Retail Warehouse Unit
The GIA of these high ceiling units generally exceeds 10,000 sq. ft. and they are typically found in Retail Parks, populated by DIY, Electrical or Furniture retailers.

Scheme
Three or more purpose-built retail and / or leisure units, usually built and let as an entity. Where extensions are considered to be linked directly to an existing scheme and under common ownership, then these have been considered to be part of that scheme.

Scheme Type
Whether the scheme is a Leisure Park, Leisure Scheme, Retail and Leisure Park, Retail Park, Retail Warehousing development, Shopping and Leisure Centre or a Shopping Park.

Shopping and Leisure Centre
This is defined as a scheme with at least 50,000 sq. ft. GIA, including a pedestrianised area and, usually but not always, enclosed with dedicated car parking with a considerable proportion of leisure occupiers.

Shopping Centre
This is defined as a scheme with at least 50,000 sq. ft. GIA, including a pedestrianised area and, usually but not always, dedicated car parking.

Shopping Park
This is defined as a scheme with at least 30,000 sq. ft. GIA, principally comprising retail warehouse units, but may include high street units and, usually but not always, dedicated car parking. Traditional high street comparison goods retailers occupy the majority of units.

Tenants
Retailers occupying units on a scheme, including sub-lets, vacant and newly built or proposed units.

Year Open
Year the scheme is currently scheduled to open, although this may change according to demand.