

**Graham Seaton**

**Property Director - Alexon**

**A Retailer's View**



# Things get ugly on the High Street

It was the good, the bad and the ugly on the high street yesterday.

*Damian Reece – The Telegraph*



“Sufficient momentum in business and consumer demand should ensure that the UK economy keeps growing, with Barclays economists expecting GDP growth of ... 2.1% in 2011 ...”

*Richard Lowe, Head of Retail & Wholesale,  
Barclays Corporate*

# Pressure on Consumer Demand

- Most peoples wages will reduce in real terms
- Unemployment likely to rise
- Returns on savings low
- Reduced disposable incomes

# Other pressures on Retailer performance

- VAT rising to 20%
- Poor housing market
- Commodity prices rising rapidly
- Rising labour costs in the developing world
- Fixed costs rising



“we will undoubtedly see a growing number of retailers struggle to cope in the first few months of 2011 as they buckle under the pressure of government spending cuts and the increase in VAT, which will see consumers cut back on spending ...”

*Lee Manning Deloitte*



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Landlord



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**Respect**

~~I Love My~~

**LANDLORDS**

**and understand them better**







***"This is where we put tenants who are late paying their rent"***

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