



Wham! Released "Freedom" in 1984 and was their second UK No1. It reached No 3 in the US. Taken from the album Make It Big, the song speaks of a relationship where the boy is worried that his girl might be seeing other people, but he is committed to her and doesn't want a causal relationship where he is able to see other people as well.

Love is complicated, just like unlocking the economy!

Thousands of pubs, restaurants and hairdressers across England have been given practical, clear steps they can take to reopen safely over the coming weeks.

New Covid-19 secure guidance for the hospitality sector and hairdressers means businesses will be able to reopen in England from 4 July, provided they meet government criteria for keeping staff and customers as safe as possible.

It was announced today that more pubs, restaurants, and cafes will be able to serve customers outdoors. The government will simplify and reduce the costs of the licensing process for outdoor seating and stalls, making it easier for people to safely drink and dine outside.

Proposed planning freedoms will mean that outdoor markets, pop-up car-boot sales or summer fairs will not need a planning application, which will transform the way people shop and

socialise. Pubs and restaurants will be able to use car parks and terraces as dining and drinking areas, using their existing seating licenses.

New guidance also published today, outlines how museums, galleries, heritage attractions and historic buildings can begin to reopen to the public, paving the way for an economic boost to these sectors.

This all comes off the back of changes to social distancing, with reduced distances allowing more businesses to open and be economically viable.

There is a seesaw balance between health and the economy it appears, with the latter becoming more important and as the recognition grows that a prolonged recession will damage not only the wealth of the nation but also its health, with mental health still the number one concern.

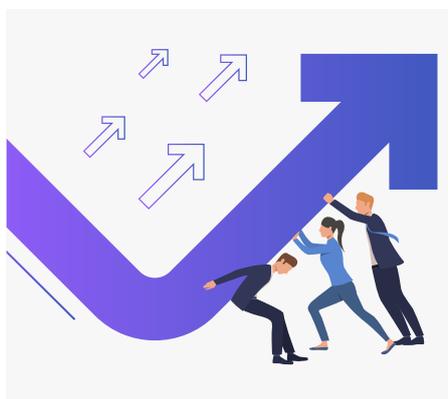
Michael Garvey
Managing Director

Rightmove enquiries back to pre-COVID levels

All of our current properties are advertised on the leading commercial property portal; Rightmove who have 70% of the commercial search market. Rightmove have been researching consumer trends pre, during and post the lockdown and the stats make for very interesting reading. All businesses and the economy in general saw a significant drop off in activity at the end of March following the lockdown rules introduced by the Government.

However since May, Rightmove have seen an increase in enquiries that are close to or above the levels recorded in January which is fantastic news. The industrial, land and development sectors are 40% above the level at the start of the year which concurs with the enquiries we are receiving.

The industrial sector was buoyant before the pandemic and this is only predicted to continue. The retail sector has fared well in the statistics which is good for the High Street too.



The office market will continue to be a challenge as businesses wait to understand the true impact of COVID-19 and the move to working from home.

For 1st January 2020 to date our properties have been seen 1.8m times on the Rightmove platform and over 115,000 clicks through to our brochures. Our agency teams which are already busy, hope this trend continues.

If you have a property that you would like to bring to the market please contact Alan Chandler (07831 372711) or Gerard Barry (07712 868736).

LANDLORD VIEWPOINT

The Government have published a new Code of Practice for commercial property relationships during the COVID-19 pandemic. This voluntary code will stay in place until June 2021 and will provide a framework by which landlords and tenants can work together regarding rent, service charge and insurance contributions that tenants are unable to pay due to the impact of COVID-19 on their businesses.

Key points from the Code:

- If tenants can pay their rent, they should continue to do so
- If tenants are unable to pay rent, landlords and tenants are encouraged to engage in constructive discussions for a solution including rent deferrals and concessions.

- Tenants should pay service charge and insurance invoices as the landlord has incurred these costs.
- The moratorium on forfeiture for non-payment of rent are to be extended
- The restrictions on using statutory demands and winding-up proceedings where tenants are unable to pay their rent due to Covid-19 are to be extended.
- Tenants should be prepared to be transparent with their financial situation when engaging with their landlord about rent payment issues.
- Tenants should use the Government support (grants and loans) to pay their rent and other bills.

AGENCY DEPARTMENT

Our agency departments have been dealing with an increase in enquiries which has been positive as we start to come out of lockdown. The industrial market is still strong and as well as taking on a new of new properties, deals are still being agreed.



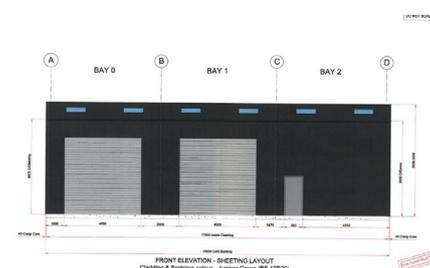
75 Woodside Road, Amersham

Refurbished first floor office within walking distance of Amersham train station (Metropolitan Line)



Units 7, 8 & 9 Power House, Higham Road, Chesham

Freehold office buildings with mezzanines for storage and boardroom including unit 9 at first floor. 2,128 sq ft.



Harebridge Lane, Wendover

New industrial unit under construction with secure yard. 1,700 sq ft

Click here to see all our available properties
www.chandlergarvey.com/properties/

Just 18.2% of commercial rents in the UK were collected by landlords on yesterday's 24 June rent quarter date, according to figures from ReLeased, the cloud-based commercial property management platform.

The figures contrast to 25.3% received on March quarter rent day, representing an overall decline of -28% over the three-month period. Re-Leased's analysis is based on live rental collection data from 10,000 commercial properties and 35,000 leases on its UK platform.

Re-Leased's analysis for the March quarter revealed that 67% of commercial rent had been paid 60 days after the deadline. This compared with a figure of 84% for the December 2019 quarter. Data for June reveals that each sector is responding differently to the crisis.

Once again office assets have proved most resilient, collecting 22.8% of rent due. However, compared to March quarter rent when 31.2% was collected this sector has seen the greatest decline with rent collection falling by 8.4%. Industrial assets received 16.2% of rent due, despite being seen as one of the strongest asset types during the crisis. Figures are down from 23% in March. Unsurprisingly, retail properties were the worst performing group, collecting just 13.4% of rent owed compared to 19.8% on the previous quarter.