



scale back?????;?????

It said a move away from urban hubs could prompt a shift to neighbourhoods.

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RICS found most members expect retail and office rents to fall further this year.

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Three-quarters of the commercial property agencies and valuation businesses it surveyed, said the market was in a downturn, with just over one in 10 predicting conditions had reached the bottom of the cycle.

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The vast majority of respondents thought rents would fall in the next three months, the most pessimistic reading since 2008.

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Hew Edgar, head of UK government relations for RICS, warned of a "polo mint" effect - a hollowing out of city centres.

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But he said this could bring benefits, if properly managed: "With downturn there can be opportunity, government must also look to replace uncertainty with stability; and fill the middle of the commercial sector polo mint.

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"Offices and shops in city centres need support as people stay away from their normal workplace, and although local shop hubs are benefitting the market must be addressed as a whole."

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Simon Robinson, RICS Chief Economist, said tenants are thinking about a shift because commercial property in



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