

OUTLOOK April 2020

Published by **BANKIER SLOAN** Chartered Surveyors

Acquisitions: Sales: Lettings: Lease Renewals: Rent Reviews: Planning: Rating: Management

Myself and my assistant Lucy hope this newsletter finds you well and staying safe.

The economic impact of the last 30 days will be felt for months and probably years to come, but the vast majority of stable and profitable companies will survive. The retail sector without doubt has taken a hammering and many shops will surely never re-open. Many of the major city based companies with large offices and a centralised work-force have as I write already come to appreciate that they probably will never need the same office space they have signed up for; in some cases for 10, 15 or even 20 years ahead.



Ian B Sloan FRICS

The government have moved fast in my opinion in providing support to many businesses and the proposed grants to those businesses with Rateable Values of under £51,000 will be an important life-line. Local councils across the country have an unenviable job in the coming weeks to implement the government's schemes. Whilst I appreciate most will have already found the best LINKS we have set out below some which will be constantly up-dated as this major crisis continues.

<https://www.gov.uk/government/news/coronavirus-business-support-to-launch-from-today>

<https://www.businesssupport.gov.uk/coronavirus-business-support/>

https://www.centrep.co.uk/Small_Business_Rates_Relief_2020_2021.pdf

Our on-going work relating to Business Rates reliefs continues and we will always welcome any inquiries from readers on this subject, particularly when their revised Non-Domestic Rates Demands finally land on their desks, probably in the next 14 days.

To view our updated Small Business Rates Relief tables for 2020/2021 please see

https://www.centrep.co.uk/Small_Business_Rates_Relief_2020_2021.pdf

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TO LET: Kineton, Warwick, CV35 0JD

Approximately 1,695 sq ft. £12,000 plus VAT p.a.

http://www.centrep.co.uk/To_let_workshop_Kineton.pdf



TO LET: Yard, including 720 sq ft Mobile Office.

£12,000 per annum, plus VAT. Kings Sutton

http://www.centrep.co.uk/To_Let_YARD_Kings_Sutton.pdf



TO LET: Ground Floor Lock-up Shop. Deddington.

Rent: £8,000 per annum.

http://www.centrep.co.uk/To_Let_High_Street_Shop_Deddington.pdf

STOP PRESS

Very small fenced yard to let Croughton £65 / week

BANKIER SLOAN Chartered Surveyors

Tel: Banbury 01295 688384, Mobile: 07831 338111

email:reception@centrep.co.uk, www.centrep.co.uk

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May I take this chance to thank the many clients who have sought our views and comments in recent days and thanked us for our professional work which in normal times many take for granted. Our knowledge and relationships with both landlords and tenants have proved to be very helpful in these difficult times. There is no simple answer to many of the questions that have arisen, but I do know between us we will find the answers, and we will in the vast majority of cases survive and come out "the other side" ready to fight on, and in our case continue to serve the needs of the growing number of loyal clients. We look forward with thanks and hope for better times.

QUESTION TIME

Here are just some questions which I'm hoping between us we will obtain the answers to in the coming month. If you know the answers please do write to reception@centre-p.co.uk and we'll pass on the answer in our May OUTLOOK or sooner if requested.

Does the new 100% Retail Business Rates Relief apply to NEW retail lettings that take place after 1st April or is it only for existing occupiers?

In the Budget the Chancellor stated that grants will be available to those **currently** in occupation of premises with RV's under £51,000. Did he mean up to and including 11th March or up to the end of the financial year?

If my clients operate/operated a marquee hire business (weddings, village fetes, country shows) and have lots of summer bookings, will they be classed in the **Leisure Sector** for rates relief, despite occupying a warehouse?

I wonder which local council will be the first to start giving out the grants? If your council starts distributing the funding please do notify us.

Any answers may yet prove useful to you in the coming days! We'll be here to try and help with your many questions in the weeks ahead. Please keep in touch, take care and stay safe.



**TO LET : NAPTON, Nr Southam. 2,400 sq ft
New Lease. Rent: £15,000 p.a.**

http://www.centre-p.co.uk/To_Let_Napton_2,400_sq_ft_Workshop.pdf



**TO LET: Showroom/Workshop/ Storage,
Fosseway Business Park, Moreton-in-
Marsh. Approx. 2,800 sq ft .
Rent: £18,000 per annum plus VAT.**

www.centre-p.co.uk/Showroom_Workshop_Storage_Moreton_in_Marsh_Unit_12.pdf



**TO LET: Showroom/Workshop/ Storage. Moreton-in-Marsh.
£22,000 p.a. plus VAT.**

http://www.centre-p.co.uk/Showroom_Workshop_Storage_Moreton_in_Marsh_Unit_10.pdf



**Groves Business Park, Milton-under-Wychwood
TO LET: Unit 18, Bay 3. £8,500 plus VAT p.a.**

www.centre-p.co.uk/Workshops_Storage_To_Let_Milton_Under_Wychwood.pdf



**TO LET: 4,500 sq ft Rural
Warehouse / Workshop.
Sutton-under-Brailles. £18,000 p.a.**

www.centre-p.co.uk/To_Let_Rural_Workshop_Sutton_under_Brailles_Banbury.pdf



**Newly Constructed
4,000 sq ft Workshop, Tysoe.**

**New Lease. £25,000 plus VAT p.a. Dividable
into two 2,000 sq ft units**

http://www.centre-p.co.uk/To_let_workshop_Tysoe.pdf



**Excellent First Floor Offices,
Sugarswell Business Park.
Please email reception@centre-p.co.uk.**



**TO LET: 2,500 sq ft Warehouse / Workshop.
Unit 10, Milton-under-Wychwood
£20,000 p.a. plus VAT. 5% service charge.**

www.centre-p.co.uk/Workshops_Storage_To_Let_Milton_Under_Wychwood_OCT19.pdf



**Groves Business Park, Milton-under-Wychwood
Excellent self-contained office/showroom
Unit 29a/b. £120 per week plus VAT. 5% service charge.**

http://www.centre-p.co.uk/Workshops_Storage_To_Let_Milton_Under_Wychwood.pdf



**TO LET: 1,200 sq ft Rural Workshop
Hook Norton. £100 per week.**

http://www.centre-p.co.uk/To_Let_Workshop_Wigginton_.pdf



**TO LET: WORKSHOP.
Banbury £18,000 p.a. plus VAT.**

www.centre-p.co.uk/To_Let_Thorpe_Mead_Workshop_Unit_7.pdf

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email: reception@centre-p.co.uk, www.centre-p.co.uk**