

OUTLOOK January 2018

Published by BANKIER SLOAN CHARTERED SURVEYORS.

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

HAVE YOU CLAIMED?

Discretionary Business Rates Relief Revaluation Scheme

Just before Christmas Bankier Sloan published the first ever national report on the implementation of the Revaluation Discretionary Rates Relief following The Chancellor's 2017 spring budget. This has been sent to all local authorities and hundreds of councillors around the country. It can be found by readers of OUTLOOK at http://www.centre-p.co.uk/Discretionary_Revaluation_2017_Business_Rates_Relief.pdf As a result, a number of councils are already rewriting their schemes, appreciating that their original criteria were bound to generate a substantial *underspend* of free government money. Our advice to readers, if you suffered an increase in rates payable between the 2016 / 2017 and 2017 / 2018 financial years, is to write to your local authority requesting some relief from the increase. Your individual circumstances may not meet their initial criteria for claiming, but do not let this put you off. Some councils have underspends of hundreds of thousands of pounds! Please keep us posted.



TO LET: Yard with Workshops and Offices, Thorpe Way, Banbury. 0.47 acres. New Lease. £37,500 per annum.
[http://www.centre-p.co.uk/ThorpeWayOCT2017\(2\).pdf](http://www.centre-p.co.uk/ThorpeWayOCT2017(2).pdf)



EXCELLENT GARAGE

Workshop premises, Kings Sutton. Operating as Cannings Garage for many years, this workshop comes with parking and a small attached office to the rear, as well as a substantial yard. We are offering a new lease at an initial rent of £24,000 per annum plus VAT. See http://www.centre-p.co.uk/TO_LET_WORKSHOP_PREMISES_KINGS_SUTTON.pdf



TO LET: 2,810 sq ft Workshop, Bicester. Rent £20,000. New Lease.
<http://www.centre-p.co.uk/Wedgewood%20Road,%20Bicester%20April%202017.pdf>

WANTED 5,000 sq ft - 10,000 sq ft Rural Warehouse We have been retained to acquire a secure warehouse, in a rural location, within ten miles of Brailes. We will consider former grain stores, existing warehouses or even a unit that is yet to be constructed, in any location providing it has good access and is available to lease for a minimum period of five years. Please call 01295 688384 or email us at reception@centre-p.co.uk.

BANKIER SLOAN Chartered Surveyors

Sugarswell Business Park, Shenington, Banbury, Oxfordshire OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

Workshops To Let

January 2018



TO LET: Wildmere Road, Banbury
Workshop / Storage / Offices. New Lease. £22,000.
http://www.centre-p.co.uk/Unit_to_let_Wildmere_Banbury.pdf



TO LET: Yard, Workshops and Offices, Thorpe Way, Banbury. 0.47 acres. New Lease. £37,500 per annum.
[http://www.centre-p.co.uk/ThorpeWayOCT2017\(2\).pdf](http://www.centre-p.co.uk/ThorpeWayOCT2017(2).pdf)



TO LET: 2,150 sq ft Workshop / Showroom & Offices plus First Floor Storage. Moreton-in-Marsh. £16,000 p.a.
http://www.centre-p.co.uk/To_Let_Moreton-in-Marsh_Workshop.pdf



TO LET: 4,300 sq ft Workshop Kineton.
£20,000 per annum.
http://www.centre-p.co.uk/To_let_workshop_Kineton.pdf



TO LET: Lower Cherwell Street Banbury.
New Lease @ £8,500 p.a.
http://www.centre-p.co.uk/Workshop_To_Let_Lower_Cherwell_Street_Banbury.pdf

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Retail/Offices To Let



TO LET: Restaurant Premises, Banbury,
Established location with nearby parking.
New Lease. £20,000.

<http://www.centre-p.co.uk/Calthorpe%20Street,%20Banbury%20AUG%202017.pdf>



TO LET: Shop / Office, 18 Main Street, Bilton.
New 3 or 6 year lease. £12,000 p.a.
http://www.centre-p.co.uk/Shop_Office_to_let_Bilton_Rugby.pdf



TO LET: Second Floor Office, Deddington. £6,600 per annum.
http://www.centre-p.co.uk/To_Let_Second_Floor_Office_Deddington.pdf



TO LET: Retail Shop / Professional Office.
Deddington. New Lease. £8,000 per annum.

<http://www.centre-p.co.uk/Hudson%20Street,%20Deddington%20AUG%202017.pdf>



TO LET: Small Self Contained Office, Hook Norton.
New Lease. Rent: £80 per week.

http://www.centre-p.co.uk/Office_Studio_to_let_Hook%20Norton.pdf



FOR SALE : Ground Floor Office/Shop.
36 Timms Road, Banbury OX16 9ND

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

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BANKIER SLOAN is the longest established Chartered Surveying practice in the region dealing exclusively with commercial property and now regularly receives instructions not only in Banbury and surrounding areas but also in Rugby, Moreton-in-Marsh, Stow-on-the-Wold and Broadway. For many however it is our work on rural business sites that we are possibly best known. We have helped many land owners obtain planning consent for a Change of Use from agricultural to business premises in such locations as Wolston nr Rugby, Fenny Compton, Shenington, Swerford, Shutford, Aynho and a number of other locations where farmers have been grateful for our assistance. We continue to manage many of these sites on an on-going basis.

We have retained clients who are looking to purchase freehold commercial premises in the Cotswolds for under £500,000. Please forward all details to reception@centre-p.co.uk

Small Business Rates Relief: For those occupying a property with a rateable value below £15,000 we recommend you view our simple guide on this issue. See http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf

Evening Summer Cricket: I would be pleased to hear from the organiser of any cricket team who would be interested in joining an existing group of local pubs that play *weekday* evening cricket between May and July. Please email reception@centre-p.co.uk.

OUTLOOK: If you are reading this in a printed format and wish to receive future copies of this monthly e-newsletter, please email reception@centre-p.co.uk just writing YES PLEASE in the Subject Box, and your name will automatically be added to our list. If you visit www.centre-p.co.uk and go to January 2018 Newsletter you can read this issue on-line and access the many links contained within this publication.

STOP PRESS dated 10.01.2018: Allow me to round off where we started. The government, yesterday, released the latest list of councils who have published their criteria for the Business Rates Relief schemes brought in following the Spring 2017 Budget.

This can be read by clicking :

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/672666/List_of_authorities_that_have_begun_rebidding.pdf

The fact that they have published this information does not, in our opinion, mean they are beneficial to local business.



1 The Square, Stow-on-the-Wold. New Lease. £12,000 p.a.
http://www.centre-p.co.uk/Office_Retail_Stow_on_the_Wold.pdf



FIRST FLOOR OFFICE

TO LET: Market Square, Banbury. New Lease. £15,000 p.a.
http://www.centre-p.co.uk/To_Let_Office_Retail_Market_Place_Banbury.pdf



TO LET: Yard, Kings Sutton. New Lease @ £8,000 p.a.
http://www.centre-p.co.uk/Yard_to_let_Kings_Sutton.pdf

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