

OUTLOOK June 2019

Published by **BANKIER SLOAN CHARTERED SURVEYORS**

Acquisitions: Sales: Lettings: Lease Renewals: Rent Reviews: Planning: Rating: Management
Banbury: 01295 688384, Mobile: 07831 338111

Thank you to those readers who regularly respond to OUTLOOK, we always appreciate your comments. We now send this newsletter to nearly 5,000 email addresses and also produce a printed version which we widely distribute. Should you be seeking accommodation, or are considering marketing premises, please do not hesitate to contact us. We specialise in premises in North Oxfordshire, the North Cotswolds and surrounding areas. Bankier Sloan was established in November 1984 and is, we believe, the longest established professional practice in the region that deals exclusively with industrial, retail and office property. **Ian B Sloan FRICS**



TO LET: 822 sq ft Office / Showroom. Banbury. New Lease. £8,000 p.a

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



TO LET: Excellent 2,640 sq ft offices, Sugarswell, OX15 6HW. £28,000 p.a.



TO LET: 3,500 sq ft Workshop. Unit 15 & 15a, Sugarswell Business Park, Shenington OX15 6HW. Excellent Reception Facilities. Unlimited Parking. Super-fast Broadband. £30,000 per annum. This unit can be divided to meet prospective tenant's requirements. http://www.centre-p.co.uk/To_let_workshop_Banbury_Unit15_.pdf

**Tel: Banbury 01295 688384, Mobile: 07831 338111
email: reception@centre-p.co.uk, www.centre-p.co.uk**



TO LET: 740 sq ft Showroom / Workshop / Storage. Moreton-in-Marsh. £8,500 p.a.
http://www.centre-p.co.uk/Showroom_Workshop_Storage_Moreton_in_Marsh.pdf

The above property has been redecorated in the last ten days and is now ready to let. This is an excellent small workshop / store located on one of the longest established business parks in the Cotswolds. It would be ideal for a start up business. Existing tenants on the site include Topps Tiles, John Davies Art Gallery and Robin Furlong Furniture workshop & showroom.

Recent lettings undertaken by Bankier Sloan include a lock-up shop in Parsons Street, Banbury which will shortly open as a sweet shop; a self contained office, with adjacent workshop, in Milton-under-Wychwood on a new three year lease to The Incredible Ice-Cream Company; and a former estate agents in Market Place, Banbury to a business currently based in the North East who we understand will open as a bead shop, the business being already established online.

Property Management: An important part of our business is the ongoing management of industrial properties on behalf of freeholders. Not only do we invoice on their behalf, but continually seek to improve their portfolios, carrying our rent reviews and lease renewals when required and always seeking opportunities to invest in suitable premises. We are always interested to hear from anyone who feels they may benefit from our services.

To view all our Available Properties please see <http://www.centre-p.co.uk/availableproperties.htm>



TO LET: 2,050 sq ft Workshop, Banbury
Ground Floor : 1,475 sq ft Workshop and 180 sq ft Office
plus 300 sq ft of First Floor Offices. £16,000 p.a.
http://www.centre-p.co.uk/TO_LET_Workshop_Beaumont_Road_Banbury.pdf

BANKIER SLOAN Chartered Surveyors
email: reception@centre-p.co.uk, www.centre-p.co.uk

The Blarney Stone, Banbury: We will shortly be offering the ground floor of this unit on lease. Our clients obtained planning permission to operate a coffee shop and any prospective tenant is invited to make contact.



Request for Information forms:

In the last couple of days the government have re-published their Request for Information form which is being sent out to all businesses. This needs to be returned within fifty six days and provides the Valuation Office with vital information to allow them to complete the proposed 2021 Valuation List. Many companies have already been provided with this form. Should you need assistance in completing this document please let us know. We have been approached by a company in the last fortnight who have recently returned this form as requested and who were shocked that as a result they have been sent a rates demand for the financial year 2014/2015 as they had indicated on the new form that they had been in occupation since June 2014. We are confident that we will convince the local authority involved that they are out of time!

We hope the following recent publications will be of interest.

Labour Market : Economic Commentary

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/1/abourmarketeconomiccommentary/june2019>

Countryside Stewardship Scheme: We don't deal with agricultural issues but we have many farmers as clients who have diversified into industrial and office lettings so this latest guide will, we hope, be of interest (dated 11.06.19)

<https://www.gov.uk/government/collections/countryside-stewardship-get-paid-for-environmental-land-management>

Energy Entrepreneurs Fund: The government are seeking requests for funding, not only from established companies, but from start-ups who are engaged in cutting edge technology involving energy efficiency.

<https://www.gov.uk/government/collections/energy-entrepreneurs-fund>

TO LET: Workshop / Storage

UNIT 18, Bays 2 & 3, and Bay 5

Groves Business Park,

Milton-under-Wychwood



Two units each measuring 1,050 sq ft. £8,500 p.a. plus VAT, or combined at £16,500 p.a. plus VAT.

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



UNIT 18, Bay 5 Milton-under-Wychwood

Size : 1,050 sq ft. Rent : £8,500 p.a. plus VAT.

Service Charge : 5% of the passing rent.

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



TO LET: 4,338 sq ft Workshop. Banbury. £18,000 p.a.

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

**Tel: Banbury 01295 688384, Mobile: 07831 338111
email:reception@centre-p.co.uk, www.centre-p.co.uk**

IN BRIEF

Leasehold property: I am aware than some readers of OUTLOOK also own or manage residential premises so I hope this very recent court case will be of interest.

https://assets.publishing.service.gov.uk/media/5c6357e5274a6a4c6796fc/B18_5ND_BIR_00CN_LVT_2016_0001_Decision.pdf

Thorpe Way, Banbury: We have instructions to market a 750 sq ft workshop / office on Thorpe Way. For full details please call 01295 688384.

Music Festivals: Our guide to Music Festivals has received an excellent response and is slowly working its way up Google. Bankier Sloan provide business rates advice to a number of festival organisers across the UK Please see http://www.centre-p.co.uk/MUSIC_FESTIVALS_.html

Business Rates - Car Showrooms and Vehicle Hire Centres: If you or your clients operate from the above and the premises have a rateable value of less than £51,000, the rates payable should have reduced substantially since 1st April 2019. If they have not, please email Ian Sloan at reception@centre-p.co.uk

Monkeybean Coffee House, Sugarswell: This is a reminder that we now have a fabulous café immediately adjacent to our offices here in Shenington, and we are always happy to welcome clients to join us for refreshments.



TO LET: Rural Workshops, Sutton-under-Brailes.

Our clients withdrew their initial application for Change of Use of this 2,400 sq ft unit in order to meet the requirements of the local highway authority, which they are now confident they will meet. A new application will be submitted in the next seven days and we would welcome enquiries from interested parties. This unit will be offered at a highly competitive rent and will provide good basic accommodation for a local business.



Shop to Let: 21 High Street, Abingdon OX14 5BB. Ground floor lock-up premises available due to relocation.

Assignment of Existing Lease. 355 sq ft. Rent: £11,750.

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



SHOP TO LET: 198 Banbury Road, Oxford OX2 7BY. 450 sq ft Ground floor lock-up premises, with additional storage, available due to relocation. New Lease. Rent: £36,000. http://www.centre-p.co.uk/Shop_to_let_Oxford.pdf

BANKIER SLOAN Chartered Surveyors
email:reception@centre-p.co.uk, www.centre-p.co.uk