

# OUTLOOK April 2015

A monthly e-newsletter covering Industrial, Commercial & Retail Property in North Oxfordshire, North Gloucestershire, South Northants and South Warwickshire.

Published by BANKIER SLOAN CHARTERED SURVEYORS.

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



**TO LET: Coffee Shop / Restaurant, Cowley Road, Oxford:**  
Newly refurbished coffee shop, formerly Coffee Republic. New lease. Rent of £35,000 per annum. Offers in the region of £50,000 for fixtures, fittings and good will. For further details please contact [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) or call 07831 338111.



**SHOP TO LET: 19 Horse Fair, Chipping Norton**  
New lease. £8,000 per annum. Available late summer.

[http://www.centre-p.co.uk/Shop to let Chipping Norton.pdf](http://www.centre-p.co.uk/Shop_to_let_Chipping_Norton.pdf)

**Secretarial / Typing Service:** As many of our long established clients are aware we occupy offices in a prominent location in Deddington where we have been operating for over thirty years. Within the office complex there is a highly efficient secretarial service that can provide you with a cost effective solution to your typing needs. Modern technology allows you to send your work via email, although all visitors are always welcome. For details please see [http://www.centre-p.co.uk/Secretarial Services.pdf](http://www.centre-p.co.uk/Secretarial_Services.pdf)

## APRIL 2015...an important date for Business Rates

With a revaluation now set to come into operation in two years time, the 1st April 2015 has become an important date for valuation officers, councils and business owners across the country because it is the rental value of business premises at this date that will be the basis of rateable values of premises when the new valuation list is published in time for the 1st April 2017.

My prediction (for what it's worth !) is that the revaluation process will proceed as in the past, with rateable values being given to every business property in the country, but here's the change. I envisage only those properties with rateable values above £20,000 will be liable to incur rates and there will be tapered relief up to £30,000. If as the legislation states all revaluations must result in a neutral position as far as rates collected are concerned then if my calculations are correct for premises with rateable values above £30,000 there will need to be a one off increase in the rates of around 13.5 % . Politically impossible you cry, until I tell you that if this came about 91.5 % of the properties currently paying rates would have zero liability. How many votes would that gain?! How many officers in local councils across the country would not be required ? How many days in magistrates courts up-and-down the land would be saved, obtaining judgements for non-payment? There would be huge cost savings.

May be that's too simple; may be the government's solution will be to bring in a tapered rate in the £ ? I can image for example properties with a rateable value up to £20,000, a Rate of 20p in the £, then rising up to 55p for those with rateable values above say £1m . That would hit a few premises in the major city centres, including bank HQ's and would be very popular with many: but I'll stick with my first prediction !

As the vast majority of my work is with the smaller companies I feel I should draw your attention to details of the new financial year's Small business Rates Relief scheme which can be found at <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf>

Edited by: Ian B Sloan, FRICS



**RICS**

the mark of  
property  
professionalism  
worldwide

**BANKIER SLOAN**

**Chartered Surveyors**

Centrepoint, Chapel Square, Deddington OX15 0SG

Tel: 01869 338866, Moreton: 01608 652888

Mobile: 07831 338111

Email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

[www.centre-p.co.uk](http://www.centre-p.co.uk)

**HS2 Property:** We have been amazed by the numbers viewing our information page on HS2 Property. Loaded to our web site only in mid-January this page is rapidly moving up the Google rankings and will no doubt appear on Page one very shortly. See [http://www.centre-p.co.uk/HS2\\_Property.pdf](http://www.centre-p.co.uk/HS2_Property.pdf)



**TO LET:** Industrial Premises, Thorpe Way Industrial Estate, Banbury. Excellent Ground Floor 2,400 sq ft Workshop & Offices. First Floor Office 600 sq ft. Mezzanine Floor 800 sq ft. New lease. £25,000 per annum.

[http://www.centre-p.co.uk/To\\_let\\_Industrial\\_Premises\\_Banbury\\_.pdf](http://www.centre-p.co.uk/To_let_Industrial_Premises_Banbury_.pdf)

**New Letting, Thorpe Way, Banbury:** We are pleased to have rented 3 Darler Court to Always Easy Recycling, who are offering a recycling service for local companies. Details can be found at <http://www.alwayseasy.co.uk/>



**LET TO: Always Easy Recycling MARCH 2015**

**Political corner:** As I write, the election campaign is officially beginning, and we will all have to put up with six weeks of electioneering. For the first time in our lives it will not be possible to vote for the government that has been in power for the previous five years. Maybe there should be a box which says "as existing!"

**BANKIER SLOAN**  
[www.centre-p.co.uk](http://www.centre-p.co.uk)

**Property Requirement:** We have been retained by clients to acquire a number of workshop premises of between 1,200 sq ft and 1,800 sq ft across central and southern England. For full details please click [http://www.centre-p.co.uk/Property\\_Requirement\\_2015.pdf](http://www.centre-p.co.uk/Property_Requirement_2015.pdf)

**MADE IN MORETON:** We were pleased to be involved in MADE IN MORETON, a month long campaign promoting manufacturing industry in Moreton-in-Marsh. For further details, including a large collection of photographs relating to this event, please see [http://www.centre-p.co.uk/MADE\\_IN\\_MORETON.pdf](http://www.centre-p.co.uk/MADE_IN_MORETON.pdf)

By mid May my clients will have created an exceptional 740 sq ft small workshop close to the centre of Moreton-in-Marsh, located on the longest established business park in the North Cotswolds. See [http://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Moreton\\_in\\_Marsh.pdf](http://www.centre-p.co.uk/To_Let_Workshop_Moreton_in_Marsh.pdf)



**To Let: 1,470 sq ft Workshop with extensive yard, Thorpe Way Industrial Estate, Banbury. New lease. £16,000 plus VAT. Available due to relocation.**



**TO LET: 750 sq ft & 1,500 sq ft Workshops, Thorpe Way Industrial Estate, Banbury. New leases. £8,000 per annum & £14,500 per annum.**  
[http://www.centre-p.co.uk/Workshops\\_to\\_let\\_Banbury.pdf](http://www.centre-p.co.uk/Workshops_to_let_Banbury.pdf)