

# OUTLOOK March 2017

Published by **BANKIER SLOAN CHARTERED SURVEYORS**

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

**Banbury: 01295 688384 / Moreton-in-Marsh: 01608 652888**

Welcome to our March edition of Outlook. The commercial property market remains busy, with demands for new premises increasing as companies look to expand or start new ventures. BANKIER SLOAN continues to receive new instructions to market industrial premises, within both town centre and rural locations.

Due to our continuing commitment to promote Small Business Rates Relief we are receiving instructions to advise new clients in a wider geographical area than many of our readers may anticipate, but we continue to operate only in areas where we believe we can provide good local knowledge for the benefit of our clients. As you will see on page 2, there are various links to reports and new tables showing our involvement in business rates. With the forthcoming 2017 revaluation about to become operational, you are welcome to make contact with any questions that arise.

We have been pleased in the last twenty four hours to receive instructions to market on lease a 750 sq ft workshop in Banbury, and a self contained freehold office at less than £100,000, both of which we believe will generate good interest.

We look forward to hearing from you if you feel we can be of assistance.



**Ian B Sloan FRICS**



**TO LET: 4,300 sq ft Workshop, Brixfield Park, Nr. Tysoe. Rent: £20,000 p.a.**  
[http://www.centre-p.co.uk/To\\_let\\_workshop\\_Kineton.pdf](http://www.centre-p.co.uk/To_let_workshop_Kineton.pdf)



**Mezzanine Floor**

**TO LET: Modern Industrial Unit. Thorpe Drive, Banbury. 12,500 sq ft, plus additional 8,000 sq ft mezzanine & enclosed yard. £55,000 per annum.**  
[.http://www.centre-p.co.uk/Industrial\\_Unit\\_Banbury\\_To\\_Let.pdf](http://www.centre-p.co.uk/Industrial_Unit_Banbury_To_Let.pdf)

## **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

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



**TO LET: 2,542 sq ft Workshop & Large Yard, 2a Park End Works, Croughton NN13 5LX. Rent: £12,000 p.a. New Lease.**  
[http://www CENTRE-P.CO.UK/To\\_Let\\_Workshop\\_Croughton.pdf](http://www CENTRE-P.CO.UK/To_Let_Workshop_Croughton.pdf)

**Rates Relief Reclaimed:** Following our article in the February issue of The Moreton Times, the owner of a holiday cottage in the Cotswolds asked our advise about Business Rates Relief. We claimed the relief on Monday 6th February and Cotswold District Council acted very professionally and efficiently. By 10.30am, just seven days later, my client had in her bank a refund of £10,044! *Thank You, Cotswold District Council.* We are certain there are many others who can still claim. See [http://www CENTRE-P.CO.UK/Small\\_Business\\_Rates\\_Relief\\_2017\\_2018.pdf](http://www CENTRE-P.CO.UK/Small_Business_Rates_Relief_2017_2018.pdf)

**Small Business Rates Relief Presentations:** Ian Sloan FRICS will be giving an evening presentation on Small Business Rates Relief and the 2017 Revaluation to the Hungerford Chamber of Commerce on Thursday 6th April at the Three Swans Hotel. More locally Bankier Sloan will be making a presentation to the Moreton-in-Marsh Business Group, date and venue yet to be announced (late March or early April). All will be welcome.

Our one page guide to rates payable by small businesses for the financial year 2017 / 2018 can be found by clicking [http://www CENTRE-P.CO.UK/Small\\_Business\\_Rates\\_Relief\\_2017\\_2018.pdf](http://www CENTRE-P.CO.UK/Small_Business_Rates_Relief_2017_2018.pdf) . A similar table covering the financial year 2016 / 2017 can be found at [http://www CENTRE-P.CO.UK/Small\\_Business\\_Rates\\_Relief\\_2016\\_2017.pdf](http://www CENTRE-P.CO.UK/Small_Business_Rates_Relief_2016_2017.pdf)

The latest national report on Small Business Rates Relief, published by Chartered Surveyors BANKIER SLOAN, which looks in more detail at the implementation of the Small Business Rates Relief scheme, including examples of the refunds available going back for the last six financial years, can be found at [http://www CENTRE-P.CO.UK/Small\\_Business\\_Rates\\_Relief\\_2.pdf](http://www CENTRE-P.CO.UK/Small_Business_Rates_Relief_2.pdf)

**For the full list of all our Available Properties please see**  
<http://www CENTRE-P.CO.UK/availableproperties.htm>

# OPEN STORAGE

## **Kings Sutton**

This substantial 18,000 sq ft yard would be the ideal base for a local company seeking inexpensive open storage. The site has been used for many years as a business location. Available on a new lease at £8,000 p.a. [http://www CENTRE-P.CO.UK/Yard\\_to\\_let\\_Kings\\_Sutton.pdf](http://www CENTRE-P.CO.UK/Yard_to_let_Kings_Sutton.pdf)



# Kiosk to Let

## **Bicester**

We have been instructed by Cherwell District Council to offer on a new lease, this kiosk totalling approximately 220 sq ft, at a rent of £8,000 per annum. For full details please see [http://www CENTRE-P.CO.UK/Kiosk\\_BICESTER.pdf](http://www CENTRE-P.CO.UK/Kiosk_BICESTER.pdf)



# Workshop to Let

## **Banbury**

Thorpe Way Industrial Estate. 750 sq ft. £8,000 per annum. Ideal as a start-up unit. No rates payable. New lease available April / May 2017. Please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) or telephone 01295 688384.



**TO LET: Offices, Brixfield Park,  
Nr. Tysoe. Rent: £65 per week.**  
[www.centre-p.co.uk/To\\_let\\_workshop\\_Kineton.pdf](http://www.centre-p.co.uk/To_let_workshop_Kineton.pdf)



We have been instructed to offer on a new lease these excellent rural premises, located between Banbury and Stratford upon Avon. Brixfield Park is situated at the end of a private driveway and would make an excellent business location for both local and regional companies. We are offering two separate, independent offices within a detached office block. These measure 220 sq ft & 300 sq ft and are available on flexible leases ranging from one year to five years, at initial rents of £65 per week.

This accommodation also consists of a 4,300 sq ft workshop, including offices and a substantial corridor that could be fitted out with racking and used for storage purposes. This accommodation is available on a new three or six year lease (with three year rent reviews in line with RPI) at an initial rent of £20,000 per annum plus VAT. To view please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) or call our office on 01295 688384.

Bankier Sloan have been successful in a number of lettings last month. After redecoration we have let a prominent end of terrace property that we have been marketing in Castle Street, Banbury. [http://www.centre-p.co.uk/Castle\\_Street\\_Banbury.pdf](http://www.centre-p.co.uk/Castle_Street_Banbury.pdf)



Staying within Banbury we have let a unique, new build, single 400 sq ft office to new estate agents Round & Jackson. Look out for them as you pass Sainsburys on the Oxford Road! We wish them well in their new venture.



**Southam Road, Banbury:** We were delighted to assist in obtaining a Change of Use planning permission from an office to a micro-pub, and we now wish Ian and Sheila every success. We are sure they would welcome all visitors.

**Stop Press : Stop Press : 1st March For Sale Freehold:** Ground Floor Lock-up Office, Banbury. £96,000. For further details please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk).



<https://www.ratebeer.com/p/goto/69170/>



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## **FREEHOLD LAND REQUIRED**

**For Development of Privately Funded  
Community Project**

We have been retained by clients to advise on the acquisition of a freehold site suitable for the construction of a new building. Our clients will consider any site within an area in South Northamptonshire, south of Towcester, east of Middleton Cheney, north of Evenley, and west of Thornbury.

Our ideal location would be adjacent to the A43, the A421 or A422, or Welsh Lane between Middleton Cheney and Silverstone.

Our clients will consider any site of between 2 and 4 areas, with good road frontage, upon which they wish to construct a unit of approximately 12,500 sq ft, with parking and open attractive landscaping. We will consider all offers, including farm buildings, former commercial premises and open yards.

If you are an owner, developer, or agent with details of suitable properties we look forward to hearing from you. We are fully retained, and therefore require no fee either from an agent or property owner should a successful transaction result from this enquiry. Please contact Ian Sloan FRICS at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), or telephone 01295 688384 / 07831 338111 to make initial contact.

*Subject to Contract*



**Edited by: Ian B Sloan FRICS  
BANKIER SLOAN**

**Chartered Surveyors**

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Banbury, Oxfordshire OX15 6HW**

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## **CRICKET FOR LOCAL BUSINESSES**

**Planning ahead for 2017**

**To: The Company Secretary**  
**Subject: Company cricket 2017**

For the last eight years a number of villages in North Oxfordshire have played friendly evening cricket at Wroxton Cricket Ground supported by Bankier Sloan. The club have now invested substantial funds in building a new pavilion and they are now looking to expand the evening cricket and are inviting local organisations and companies to organise teams with the hope that each may play up to six games this summer, and join the established arrangements that have allowed many, who are not involved in regular weekend cricket, to enjoy a game on a regular basis.

For £10 per player we will organise the game and a hot meal afterwards in a local pub. We will also provide everything that is needed to enjoy the game; we provide the kit, the cricket balls, organise the preparation of the grounds and the pitch.

Games start at 6.30pm, and we are always in the pub by 9.15pm. We do not run a league and therefore players can, if they wish, play for more than one team if invited to do so.

Full details of the 2016 programme can be found by typing into Google "**Village Pub Cricket**". Our link is usually to be found as Number 1 on page 1. If however it is not, you are welcome to click [www.centre-p.co.uk/Village\\_Pub\\_Cricket.pdf](http://www.centre-p.co.uk/Village_Pub_Cricket.pdf)

We are looking for three or four local companies to join us in 2017 and if this might be of interest you are welcome to email Ian Sloan at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) or telephone for more information.

Bankier Sloan have for many years sponsored the Premier Division of the South Northants Cricket League on Saturdays, and have been pleased to help and co-ordinate this local mid-week cricket which is enjoyed by many on a friendly but competitive (!) basis.

### **Our rules include the following :**

**A player may not be out first ball.**

**Every player must bowl at least one over.**

**A batsman reaching 25 must retire.**

**The captain must ensure that every player is given a chance to bat.**

**A batsman may not be out L.B.W.**

