

# OUTLOOK April 2021

Published by **BANKIER SLOAN** Chartered Surveyors

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



**TO LET: 3,000 sq ft Warehouse. Wayland Business Park, Fenny Compton . New lease. £25,000 p.a.**

[https://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Fenny\\_Compton.pdf](https://www.centre-p.co.uk/To_Let_Workshop_Fenny_Compton.pdf)



**TO LET / MAY SELL: Factory/Warehouse Unit 1, Telford Business Centre, Bicester**

**Ground Floor 11,568 sq ft, plus 2,900 sq ft mezzanine  
£85,000 plus VAT per annum.**

For full details please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



**WORKSHOPS TO LET: Two adjacent workshops 1,660 sq ft & 2,240 sq ft. Available as one or separately. £12,000 plus VAT per annum & £16,000 plus VAT per annum.**

**635 sq ft small lock-up @ £100 plus VAT per week.**

[https://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Milton\\_Under\\_Wychwood\\_Feb2021.pdf](https://www.centre-p.co.uk/To_Let_Workshop_Milton_Under_Wychwood_Feb2021.pdf)

Many thanks to the increasing number of businesses and individuals contacting us, some kindly giving us new instructions, and others seeking accommodation. We have been delighted by the number of calls and emails we are receiving as lock-down is easing and local businesses seek to move forward from what has been a very difficult year for many, particularly those in hospitality, this being a sector that is significant for not only North Oxfordshire, but of course the Cotswolds, where we have many clients.

Please do not hesitate to contact us if you have any issues relating to industrial, retail or office premises. We will be very happy to assist from the smallest short term project to more substantial long term work which may involve many months or even years of professional input.

As more lock-down restriction are hopefully lifted on the 12th April, we hope that many of our clients and friends will join us outside in the sunshine for coffee at Monkeybean Coffee Shop, the fabulous coffee house situated next to our office. We would like to thank Anna for her lovely take-away coffee (and brownies) during lock-down.



While visiting the coffee shop you may also like to visit MadMolly, the showroom with lots of lovely gifts. See <https://madmolly.co.uk/>

**Latest grants:** We have encouraged over the last twelve months many clients and local businesses to ensure they are claiming all the COVID grants that are available and most local councils have in the last week published information relating to the latest Business Restart Grants. If you have not received information from your council, please do study the information on the last page of this OUTLOOK or please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

## BANKIER SLOAN

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: 3,800 sq ft WAREHOUSE / STORAGE. Astrop Park Farm, Kings Sutton OX17 3QN.**  
New 3 year lease. £12,000 per annum. [https://www.centre-p.co.uk/To\\_Let\\_Warehouse\\_Storage\\_Kings\\_Sutton.pdf](https://www.centre-p.co.uk/To_Let_Warehouse_Storage_Kings_Sutton.pdf)



**TO LET 1,078 sq ft First Floor Office**  
**Moreton-in-Marsh GL56 9NQ.**  
**£12,000 plus VAT per annum.**

[https://www.centre-p.co.uk/To\\_Let\\_Office\\_Accommodation\\_Moreton\\_in\\_Marsh.pdf](https://www.centre-p.co.uk/To_Let_Office_Accommodation_Moreton_in_Marsh.pdf)

**2023 Business Premises Re-Valuation:** Many businesses will receive in the coming months in the post a form that will need completing from the Valuation Office Agency. Some clients I know have already received this. The information being requested is being compiled so the VOA have information relating to the Market Rent of premises as at 1st April 2021. On the basis that the entire system does not change in the next two years, and I think this very unlikely, your Rateable Value should be the Market Rental Value of the property as at 1st April 2021.

**Groves Industrial Estate:** We have been delighted to assist in the management of Groves Industrial Estate for over two years, and as part of the ongoing promotion of the site we now produce a regular flyer which can be found at [https://www.centre-p.co.uk/Groves\\_Industrial\\_Estate.pdf](https://www.centre-p.co.uk/Groves_Industrial_Estate.pdf) This will be updated within the next ten days and we hope will show to our many clients the diverse nature of some of the work we are involved with.

For many years we have produced a similar document for the Fosseyway Business Park in Moreton-in-Marsh, a site we have had the pleasure of managing for the last twenty years. Please see [https://www.centre-p.co.uk/Fosseyway\\_Business\\_Park\\_.pdf](https://www.centre-p.co.uk/Fosseyway_Business_Park_.pdf)



**TO LET: Offices. Brixfield Park, Kington,**  
**Available from £60 per week.**  
**Please contact 01295 688384**

This issue of OUTLOOK may not contain all of the properties we are currently marketing. The full list of Available Properties can be viewed by clicking <https://www.centre-p.co.uk/availableproperties.htm>



**To Let: Clifton Road, Deddington.**

**5,000 sq ft Warehouse / Workshop / M.O.T consent granted 2014. New Lease. £32,000 per annum.**  
[https://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Warehouse\\_Storage\\_Deddington.pdf](https://www.centre-p.co.uk/To_Let_Workshop_Warehouse_Storage_Deddington.pdf)



**SHORT TERM LETS  
BANBURY TOWN CENTRE.  
Warehouse, Workshop and Storage.**

[https://www.centre-p.co.uk/Short\\_term\\_Let\\_Store\\_Workshop\\_Banbury.pdf](https://www.centre-p.co.uk/Short_term_Let_Store_Workshop_Banbury.pdf)



**TO LET: Ground Floor Lock-up  
Retail Unit / Potential Office.  
Hill View Crescent, Banbury.  
Take-Away Planning Application.  
New Lease. Rent: £7,800 per annum.**

[https://www.centre-p.co.uk/To\\_Let\\_Retail\\_Hillview\\_Crescent.pdf](https://www.centre-p.co.uk/To_Let_Retail_Hillview_Crescent.pdf)



**TO LET: Potential Café /Tourist Centre. Mount  
Farm Park, Ratley, OX15 6DW. Ground Floor.  
Adjacent to Substantial Existing Caravan Park.  
New Lease. £20,000 per annum.**

[https://www.centre-p.co.uk/To\\_Let\\_Potential\\_Cafe\\_and\\_Tourist\\_Centre\\_Ratley.pdf](https://www.centre-p.co.uk/To_Let_Potential_Cafe_and_Tourist_Centre_Ratley.pdf)



**TO LET: Two Self Contained, First Floor Offices.  
Oxbow Farm, Avon Dassett CV47 2AQ. New  
Lease. £6,600 per annum.**

[https://www.centre-p.co.uk/Office\\_Avon\\_Dassett.pdf](https://www.centre-p.co.uk/Office_Avon_Dassett.pdf)

**Small Business Rates Relief:** All local businesses will have received a new demand for business rates for the financial year commencing 1st April 2021. We continue to receive calls from businesses who have been unaware of Small Business Rates Relief, a scheme that has operated for many years to assist those with rateable values below £15,000. This is a government backed scheme and therefore operates throughout England on identical terms. Our latest single page to this scheme can be found by clicking [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2021\\_2022.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf)

It is still possible to reclaim Small Business Rates Relief back-dated many years, and we would encourage those who have not made applications in the past to make contact with our office to discuss this in detail. Whilst many industrial and traditional business occupiers now understand this scheme, we have received an increasing number of enquiries since lock-down began from those in the hospitality industry, particularly those who operate holiday lets. We are happy to advise owner occupiers or their managing agents on this issue.

**Central Banbury:** We are pleased to have accepted instructions to offer some small offices in Banbury town centre. These are available on very flexible terms and provide excellent space for those seeking inexpensive accommodation.



**TO LET: Two 1,200 sq ft Rural Workshop. Meadows Works,  
Lodge Farm, Tadmerton Heath Road, Hook Norton, Banbury,  
Oxfordshire OX15 5DQ. New 3 year lease. Each £120 per week.  
[https://www.centre-p.co.uk/Workshop\\_to\\_let\\_Wigginton.pdf](https://www.centre-p.co.uk/Workshop_to_let_Wigginton.pdf)**



**TO LET: Office. Clifton Road, Deddington OX15 0TP.  
Rent: £7,500 plus VAT per annum.**

[https://www.centre-p.co.uk/Office\\_to\\_let\\_Clifton\\_Road\\_Deddington.pdf](https://www.centre-p.co.uk/Office_to_let_Clifton_Road_Deddington.pdf)

# Business Restart Grant from 1st April 2021

The Government has announced a new business grant scheme, called the Restart Grant. This one-off lump sum payment will be available from 1 April 2021. This grant is aimed at specific sectors that have been most affected by the COVID-19 pandemic, these sectors are: non-essential retail, hospitality, leisure, accommodation, gym & sports and personal care.

In order to qualify for the grant your business must have been trading on 1 April 2021 and you/your business must be the business ratepayer with effect from the same date and must not be liquidation, dissolved, struck off or subject to a striking off notice. We believe this scheme will be available for applications up to 30 June 2021. A breakdown of the eligible types of businesses is set out in Annex A below.

If your business does qualify for an award the amount of grant is set out in the tables below.

## Strand 1 Non- essential retail e.g. clothes shops, book shops florists etc.

Rateable value range	Amount of grant
£0-15,000	£2,667
£15,001-£50,999	£4,000
£51,000 and over	£6,000

## Strand 2 Hospitality, Leisure, Accommodation, Gym & Sports Personal care

e.g. pubs, restaurants, village halls, sports clubs, hotels, hairdressers

Rateable value range	Amount of grant
£0-15,000	£8,000
£15,001-£50,999	£12,000
£51,000 and over	£18,000

### Annex A: Non Exhaustive list of eligible Restart Grant businesses

**Non-essential retail:** Betting offices, Departmental stores, Markets (other than livestock), Sales kiosks, Showrooms (e.g. kitchen, bathroom, tile, glazing), Tobacco and vape stores, Antiques stores, Sales offices, Travel agents, Electronic goods and mobile phone shops, Clothes shops, Book shops, Auction rooms, Car auction, Car showrooms, Car supermarkets, Car washes (standalone), Car/caravan Sales/display/hiring Sites, Charity shops, Carpet stores, Furniture shops, Sofa shops, Homeware shops, Florists, Plant nurseries, Jewellers, Stationery shops, Gift shops, Make-up shops, Animal groomers, Sweet shops, Photography studios,

**Hospitality:** Food courts, Public houses/pub restaurants, Restaurants, Roadside restaurants, Wine bars, Cafes,

**Leisure:** Bingo halls, Bowling alleys, Casinos and gambling clubs, Cinemas, Ice rinks, Museums and art galleries, Roller skating rings, Stately homes & historic houses, Theatres, Zoos & safari parks, Amusement parks, Pleasure piers, Pavilions, Conference centres, Exhibition centres including for use as banquet halls and other events, Wedding venues, Events venues, Heritage railways, Public halls, Night clubs & discotheques, Hostess bars, Sexual entertainment venues, Shisha bars, waterpipe consumption venues, Arenas, Concert halls, Go kart rinks, Model villages, Tourist attractions, Aquaria, Miniature railways, Theme parks, Amusement arcades including adult gaming centres, Animal attractions at farms, Wildlife centres, Botanical gardens, Circus, Visitor attractions at film studios, Soft play centres or areas, Indoor riding centres, Clubs & institutions, Village halls & scout huts, cadet huts etc.

**Accommodation:** Caravan parks, Caravan sites and pitches, Chalet parks, Coaching inns, Country house hotels, Guest & boarding houses, Hostels, Hotels, Lodges, Holiday apartments cottages or bungalows, Campsites, Boarding houses, Canal boats or other vessels, B&Bs, Catered holiday homes, Holiday homes,

**Personal care Spas, sauna and steam rooms, Hairdressing salons:** Tanning salons, Nail salons, Massage centres, massage treatments, Tattoo and piercing studios, Holistic therapy (reflexology, massage, acupuncture), Barbers, groomers, Beauty salons, Beauticians, aesthetics, Other non-surgical treatments

**Gyms & sport:** Dance schools and centres, Dance studios, Gymnasia/fitness suites, Cricket centres, Ski centres, Sports and leisure centres, Outdoor sports centres, Outdoor adventure centres, Squash courts, Tennis centres, Sports courts, Swimming pools, Shooting and archery venues, Driving ranges, Water sport centres, Golf courses.