

OUTLOOK April 2022

Published by **BANKIER SLOAN** Chartered Surveyors

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

Most local businesses appear to have survived the uncertainties of Covid, to date the effects of the ongoing war in Ukraine and inflation, but with the latter continuing to rise rapidly, we like many, are becoming increasingly concerned what the next twelve months might bring. Industrial rentals have increased rapidly in the last year and inexpensive rural units continue to be in demand. We are however, seeing a decline in enquiries for town centre offices and retail units, particularly those in pedestrianised areas.

Business Rates - Request for Information: We have had a number of businesses in the last thirty days asking for assistance to complete the Valuation Office form relating to business rates. We are happy to continue to give guidance. The reason for this form is because a revaluation of all commercial properties is to take place on the 1st April 2023 and the government agency are seeking rental evidence for the 1st April 2021 (last year) as the new Rateable Value should represent the Market Rental Value of your business property as at this date.

If you are reading this in a printed format, please visit our Latest News page on our website at www.centre-p.co.uk/LATESTNEWS.htm to take full advantage of all the links included in this publication. This newsletter does not contain all the properties that we are currently marketing, these can be viewed by clicking www.centre-p.co.uk/availableproperties.htm



TO LET: Shop(s) / Office(s) George Street, Banbury. Two small Shops / Offices available together at a rent of £10,000 p.a. or individually at £6,000 p.a. for each unit.

https://www.centre-p.co.uk/To_Let_Shop_Office_George_Street_Banbury.pdf



TO LET: 750 sq ft Workshop / Office. Thorpe Way Industrial Estate, Banbury. New 1 or 3 Year Lease. £7,500 per annum

https://www.centre-p.co.uk/TO_LET_Unit_16_Thorpe_Way_Banbury.pdf



520 sq ft Ground Floor Office / Shop

Until recently used as a micro-pub
Southam Road, Banbury. Main Road Frontage
£10,000 per annum. New Lease.

https://www.centre-p.co.uk/Office_shop_to_let_Southam_Road_Banbury.pdf



Ground & First Floor Accommodation. Apollo Park, Wroxton, Nr Banbury. New 5 Year Lease. Initial rent £18,000 p.a.

https://www.centre-p.co.uk/Commercial_Premises_to_let_Apollo_Park_Wroxton.pdf



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Lucy Castle

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Workshop To Let: Groves Industrial Estate, Milton-under-Wychwood OX7 6JP. £15,000 plus VAT p.a.
https://www.centre-p.co.uk/To_Let_Workshop_Milton_Under_Wychwood_2021.pdf



TO LET: 3,860 sq ft Excellent Offices.
Top Station Industrial Estate, Brackley. £38,000 p.a.
https://www.centre-p.co.uk/To_Let_Offices_Brackley.pdf



Potential Café and Tourist Centre. Mount Farm Park, Ratley, Ground Floor Only. Adjacent to Caravan Park.
New Lease. £20,000 per annum.
https://www.centre-p.co.uk/To_Let_Potential_Cafe_and_Tourist_Centre_Ratley.pdf

PREMISES WANTED Banbury and Surrounding Areas

We have been retained by a long-established local company to seek for them new premises. Time is moving on and our clients are very keen to acquire a suitable property within the next six months.

Our client's requirements are as follows

Warehouse / Rural Barns
(subject to planning) up to 20,000 sq ft
with the ability to extend.

Our client's have budgeted to undertake
all required building works,
which will include constructing some
excellent offices.

We believe landowners will be delighted
to have our prestigious clients as
neighbours.

On-site parking.

Located in Banbury or within 15 miles.
FREEHOLD or LEASEHOLD.

We are fully retained by our clients and require no payment from prospective owners or their agents.

Towcester / Warwick
Stratford-upon-Avon
Deddington / Brackley
Chipping Norton



TO LET: 1,610 sq ft WORKSHOP With
Adjacent Storage Yard. Thorpe Mead, Banbury.
New lease. £20,000 plus VAT per annum.
https://www.centre-p.co.uk/To_Let_Banbury_Workshop_with_Yard.pdf

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Workshop to let, Middleton Cheney

We have this week inspected an industrial / warehouse unit in Middleton Cheney (as shown below) which will be available in a couple of months' time. It totals around 2,500 sq ft on the ground floor and approx' 800 sq ft of first floor storage. Should you be interested please email reception@centre-p.co.uk.



Broadway, Worcestershire

We have a client looking for small shop premises in Broadway, ideally between 400 sq ft and 600 sq ft. Should any readers of OUTLOOK have or know of such a property, we would love to hear from you. Please email reception@centre-p.co.uk or call our office on 01295 688384.

Cavity Wall Installation

Can any readers provide us with details of a recommended cavity wall installation business? We have a small workshop unit in Banbury that needs such work carried out asap. Please email reception@centre-p.co.uk

Twenty chairs to give away!

We have been asked to find a "good cause" who may wish approximately twenty chairs which are currently located in Deddington. We also have available a collection of biblical books, which may be of interest to a school, church or library.



Business Asset Disposal Relief: Entrepreneurs Relief, available to those selling a business, was abandoned some two years ago, but I hadn't appreciated until very recently that something was put in its place .

<https://www.gov.uk/business-asset-disposal-relief>

Planning letters from Central Government to local Authorities: This really will interest anyone involved in the Planning system in England. Why I haven't provided readers with this link before now is that I've only just become aware of it. Find an hour and be amazed. Some of this may be of real interest to planning consultants, architects or individuals. Please read carefully and click the links by date (for example click 2022). Happy reading. <https://www.gov.uk/guidance/planning-guidance-letters-to-chief-planning-officers>

New boards delivered

We were pleased to see David Prickett from Signs Engraving last week, who delivered boards for some of our recent instructions. We would be pleased to recommend David to any local business.



www.signsengraving.co.uk/



We are grateful for those who have complemented us on our Free-to-Use maps. These can be found by clicking <https://www.centre-p.co.uk/maps.pdf> and in the next month we expect to expand this file to take in a number of other towns and villages where we are currently undertaking work. Please do spend a minute viewing this link, we really hope it will be of interest to many readers.

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Google Listings

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Our property web-site covering North Oxfordshire, The North Cotswolds, South Northamptonshire and South Warwickshire really is one of the most visited. We know lots of people enquire via the major search engines, so if you have any industrial or commercial property to sell or let please consider using BANKIER SLOAN. Our website is completely un-sponsored, however our listings still rate very highly on Google searches. Please see below just a few examples. 28.03.22

Banbury Industry
No 1 of 7,130,000

Vale Park Evesham
No 2 of 1,710,000

Business Rates Festival Sites
No 1 of 75,900,000

Banbury Workshop / Offices
No 4 of 6,210,000

Industrial Estates Banbury
No 4 of 2,120,000

Chartered Surveyors
Stow-on-the-Wold
No 1 of 577,000

Village Pub Cricket
No 1 of 9,690,000

Groves Industrial Estate
No 3 of 2,660,000

Workshop to Let Banbury
No 4 of 911,000

Workshops to Let
No 6 of 1,480,000,000

Backdating of
Business Rates Relief
No 1 of 326,000

Guide to Businesses
Stow-on-the-Wold
No 1 of 17,900,000

Guide to Businesses
Moreton-in-Marsh
No 1 of 16,900,000

Workshops to let
Milton-under-Wychwood
No 1 of 1,320,000

Chartered Surveyors
Shipston-on-Stour
No 2 of 439,000

To Let Thorpe Way Banbury
No 2 of 981,000

Rural workshop
units to let Banbury
No 3 of 1,900,000

GOOGLE LISTINGS
2022