

## OUTLOOK APRIL 2024

We appreciate many readers may have decided to take a week off over Easter, so we thought we would send you this in advance of your break.

If you are lucky enough to be going away, we hope you will keep an eye out for one of our very popular Bankier Sloan pens. A client has reported to us recently that he was handed one to sign a document whilst enjoying a week away in Spain, and we know of a second pen that had already been spotted in France.

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

## Available Properties



**TO LET:**  
**WORKSHOP / STORAGE SPACE**  
Unit 7, Dene Valley Business Centre,  
Brookhampton Lane Kineton, Warwick.  
2,150 sq ft Workshop + 1,020 sq ft  
Mezzanine. £16,000 plus VAT per annum.  
<https://www.centre-p.co.uk/To Let Premises Kineton Unit 7.pdf>



**FENCED YARD TO LET:**  
Clifton Road, Deddington, OX15 0TP. 7,000 + sq ft (105' x 70'). New Lease.  
£16,000 per annum plus VAT.  
<https://www.centre-p.co.uk/Fenced Yard to let Deddington.pdf>



Ian B Sloan FRICS  
Principal



Lucy Castle  
Assistant



**TO LET: Office Accommodation,**  
Sugarswell Business Park, Shenington,  
Banbury, Oxfordshire OX15 6HW.  
Stunning Office Premises in rural North  
Oxfordshire. New 3 or 6 Year Lease.  
325 sq ft Ground Floor Office.  
£8,000 plus VAT per annum.  
<https://www.centre-p.co.uk/To Let Office Accommodation Sugarswell Business Park.pdf>

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**Published by BANKIER SLOAN CHARTERED SURVEYORS**

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

# UK MUSIC FESTIVALS

For an up-dated list of over 250 forthcoming UK Music Festivals please click

[https://www.centre-p.co.uk/UK\\_MUSIC\\_FESTIVALS\\_.pdf](https://www.centre-p.co.uk/UK_MUSIC_FESTIVALS_.pdf)

BANKIER SLOAN Chartered Surveyors provide professional advice to many music festival organisers / landowners.

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

## BUTCHERS SHOP Shipston-on-Stour

Please see [https://www.centre-p.co.uk/August\\_2023\\_OUTLOOK.pdf](https://www.centre-p.co.uk/August_2023_OUTLOOK.pdf) Our August 2023 OUTLOOK featured a former butchers shop we had been asked to market *as a butchers shop*. We obtained lots of interest for other uses, and two serious enquiries as a butchers. We're delighted to announce that having signed an agreement prior to Christmas, this fantastic new butchers in the heart of Shipston-on-Stour is now open and we encourage readers to visit. Please view <https://www.instagram.com/tomrhillbutcher/>. I know the new tenants have been over-whelmed by the great response. Has anyone else let a property to an independent butchery business in the last few years?

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

## Gutters/ Roof Lights

Long standing clients of BANKIER SLOAN have in the last month refurbished a 2,500 sq ft workshop, replacing all the skylights. The tenants have already benefited dramatically. We would encourage all landlords to consider investing in the repair of their buildings, particularly in respect of roofs and gutters as these often deteriorate over time. Unless these are maintained on a regular basis they can cause serious problems during periods of heavy rain. Gutters on factory units should be cleared at least once a year. The relatively small amount of investment involved easily outweighs the potential insurance claim and the associated hassle!

## BUSINESS RATES.

### Occupiers / solicitors / owners beware!

In our December 2023 OUTLOOK we included the following fairly lengthy article (sorry!) which we are reproducing because it is now a very important change and we strongly suggest owners / solicitors now incorporate appropriate wording in any new leases granted. **Occupiers** (potential Business Rate payers) from 1<sup>st</sup> April 2024 have *a duty* to notify local councils (billing authorities) that they are in occupation of any property that has a rateable value. Up until now local councils had to go out searching for premises / occupiers and then arranged a rates demand, this is no longer the case. Please keep reading!

*Extract from OUTLOOK December 2023*

### The Non-Domestic Rating Act 2023

We know this is a piece of legislation that all readers of OUTLOOK will hope to be given a (First Edition) copy of for Christmas (or maybe not!)

For freeholders and tenants this is bringing in a major change on how the Valuation Office (and therefore indirectly your local council) collect information about the occupation of any non-domestic property. Up until now you as an occupier had no duty to notify your council about occupation, the duty rests with your local council / billing authority to search out such information. From April 2024 the duty is passed to the occupier. The Valuation Office sent a letter in December 2023 to all billing authorities which includes the following:

*To support the delivery of more frequent revaluations, ratepayers will be under a duty to provide information to the Valuation Office Agency about themselves, their hereditament (i.e. premises), and their business. To support the linking of tax and property data, ratepayers will also be required to provide HMRC with a taxpayer reference number (such as a self-assessment or corporation tax unique reference number). These duties will be operated through a single online service and their introduction will follow a soft launch, a public information campaign and user testing.*

I haven't yet worked-out if BANKIER SLOAN will be the only people being asked for help. I suspect not, as it looks to us that your accountants may also need to be involved, and investors may be wise to incorporate a suitable clause in any new leases ensuring their tenants are aware of this legal requirement. Watch this space.

## AVAILABLE PROPERTIES

For a list of Retail, Office, and Industrial properties currently available please visit

<http://www.centre-p.co.uk/availableproperties.htm>

## Property Management

For our updated guide please click

[https://www.centre-p.co.uk/The\\_Management\\_of\\_Premises.pdf](https://www.centre-p.co.uk/The_Management_of_Premises.pdf)

**BANKIER SLOAN Chartered Surveyors**

email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)      [www.centre-p.co.uk](http://www.centre-p.co.uk)

Tel: Banbury 01295 688384      Mobile: 07831 338111

## ELECTRICITY COSTS

Anyone recently negotiating electricity costs for the coming 12, 24, 36 months will have been shocked by the massive percentage rise in standing charges now being offered, up from around £1.50 per day to around £7 per day but then, and I think this is the bit that will really interest some readers of *OUTLOOK*, if you're consuming fairly large units (say 100,000 + per year) the basic unit price is now down below 20p per unit ; the first time I've seen that on behalf of clients certainly since before COVID. If anyone wants "chapter-and-verse" please do e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

## Planning application FOX and HOUNDS public house Great Walford

(Stratford-upon-Avon District Council planning Dept)

I was amazed to see 10 days ago the application for a change of use from a pub to a private residence was classified as INVALID about 36 hours before the application was due to be considered in committee. The application was submitted and validated in August 2023. Have any readers ever experienced a similar situation? I was only an "on-looker" in this application having visited the pub a few times with a friend and former tenant of one of our long-established clients (*the things we have to do as managing agents!*). Again, if you'd like further details, please do e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

## INFLATION RATE

A number of our readers made comments back last spring (2023) that they thought we were being **very** optimistic with our predictions regarding the rate of inflation. Our Research Dept (!) has been very consistent over recent months in this regard. In April 2023 we wrote "*Last October (2022) we first predicted in OUTLOOK that inflation would fall dramatically over the forthcoming twelve months. This will still be the case despite the "blip" in last month figures. Within six months inflation will be below 5% and still heading downwards*" Last week it was announced the inflation rate was down to 3.4%, having been close to 11.0% in October 2022.

## FARM DIVERSIFICATION

For those interested we have recently updated our simple guide and this can be found by clicking [https://www.centre-p.co.uk/Farm\\_Diversification.pdf](https://www.centre-p.co.uk/Farm_Diversification.pdf)

## COFFEE IN THE COTSWOLDS 2024

This has been updated once again and has received a great response from both local proprietors but more importantly our readers, clients, friends who love having coffee and brownies in some great places. Our client's interests will always come first but that should never stop us / you relaxing, and we hope this updated edition will give you some enjoyment.

See [www.centre-p.co.uk/Coffee in the Cotswolds .pdf](http://www.centre-p.co.uk/Coffee_in_the_Cotswolds.pdf).

If you'd like one of our 2,000 printed copies, please make contact and we'll post you two, because once you've seen it in print you won't want to part with your copy, and you'll want to hand one to your neighbour, drinking partner, colleague or best friend. *Honest*.

## Renters (Reform) Bill

We are aware that a good number of readers of *OUTLOOK* have residential properties in their portfolios, so we thought we'd give you some reading matter over the Easter Holiday! Here is the latest format of the government bill as at 22.03.24

<https://publications.parliament.uk/pa/bills/cbill/58-04/0015/230015.pdf>.

As you will be aware we don't deal in residential premises, we're no experts in this field but I do wonder **if** the Assured Shorthold tenancies are to be abolished, won't landlords simply include pre-set future rents, say in line with the RPI so they kick-in 2 months before any existing tenancy terminates; or would that be seen as a final-day rent increase which understandably is not liked in commercial leases? Any thoughts welcome to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



**TO LET: 275 sq ft Storage / Office  
Unit 5, Glebe Farm, Farthinghoe,  
Brackley NN13 6DN**

**New flexible lease. £300 per month**

[https://www.centre-p.co.uk/To\\_Let\\_Storage\\_Farthinghoe.pdf](https://www.centre-p.co.uk/To_Let_Storage_Farthinghoe.pdf)

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**Email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) [www.centre-p.co.uk](http://www.centre-p.co.uk)**

# TO LET Open Storage Yards

## Aynho, Nr Banbury, OX17 3BP



Photographs above: Yard 9, photographed Spring 2024

Photographs above: Yard 18, photographed Spring 2024



Photographs above: Yard 12, photographed Autumn 2018

**2,000 sq ft | 3,300 sq ft | 15,000 sq ft Fenced Yards**  
**New 3 Year Leases. £6,000 | £8,000 | £20,000 per annum**

### AVAILABILITY

**Yard 9 (2,000 sq ft) 01.04.2024 | Yard 12 (3,300 sq ft) 30.06.2024 | Yard 18 (15,000 sq ft) 30.06.2024**

**For full details please see**

[https://www.centre-p.co.uk/To\\_Let\\_Open\\_Storage-Yards\\_Aynho\\_Banbury.pdf](https://www.centre-p.co.uk/To_Let_Open_Storage-Yards_Aynho_Banbury.pdf)

**Accommodation:** We have instructions from the freeholders of this well-established business location to offer for rent three yards, one 2,000 sq ft, one 3,300 sq ft, and one 15,000 sq ft. We are seeking a rent of £6,000, £8,000, and £20,000 per annum respectively. The site lies adjacent to the railway and is accessed by driving in front of the Great Western Arms (between Aynho and Clifton).

**Access:** Our clients own the freehold of the access road from the public highway, passing the pub and the tarmac drive running parallel with the railway.

**Rates:** No rates will be payable under the governments Small Business Rates Relief scheme if this is an ingoing tenants only commercial property in England. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2024\\_2025\\_.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf)

**Insurance:** In-going tenants will be asked to contribute £150 towards the annual insurance premium, which will include public liability insurance which our clients have for the communal areas of the site.

**Service Charge:** Our clients take responsibility for the maintenance of the road leading from the public highway to this site, and ask all tenants to contribute an additional 5% of their annual rent towards maintenance costs.

**Administration Fees:** Our clients have a standard lease for all premises and will usually produce their own documentation, seeking a contribution of £350 plus VAT towards their administration costs. *Subject to Contract*

Viewing via: **BANKIER SLOAN**  
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