

OUTLOOK December 2024

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



Welcome to our December issue of OUTLOOK. Should you have a requirement for a workshop, warehouse, office, showroom, or even an open storage yard, we hope we will be able to help. We will be pleased to hear from you if you are looking for new premises or wish our professional guidance on any commercial property related issues.

My assistant Lucy and I would like to take this opportunity to thank our clients for their instructions. We wish all our readers a happy and peaceful Christmas, and we look forward to working with you in 2025.



TO LET: Unit 13 Thorpe Way Industrial Estate, Banbury OX16 4SP

We have instructions to market on a new lease this 750 sq ft workshop, at a rent of £9,000 per annum. The unit is prominently located close to the entrance of this busy industrial estate, less than a mile from Junction 11 of the M40. No vehicle workshop users.

www.centre-p.co.uk/Workshop_to_let_Thorpe_Way_Industrial_Estate_Banbury.pdf



**Freehold for Sale: Brailes Institute,
Lower Brailes, Nr. Banbury OX15 5HT**
Community Hall with potential for both office and residential conversion.
Offers in the region of £150,000.

www.centre-p.co.uk/Freehold_for_Sale_Brailes.pdf



FREEHOLD FOR SALE Workshop, Milcombe, OX15 4RR.
Existing Commercial Use (historic planning permission).
Potential for Residential Development. £85,000.

www.centre-p.co.uk/Freehold_for_Sale_Milcombe.pdf



TO LET: Commercial Premises with
Upper Floor Accommodation.
2 Oxford Street, GL56 0LA.
Take-away / Professional Office / Retail
Excellent Town Centre Location.
£25,000 plus VAT per annum.

www.centre-p.co.uk/Commercial_Premises_Moreton_in_Marsh_to_let.pdf

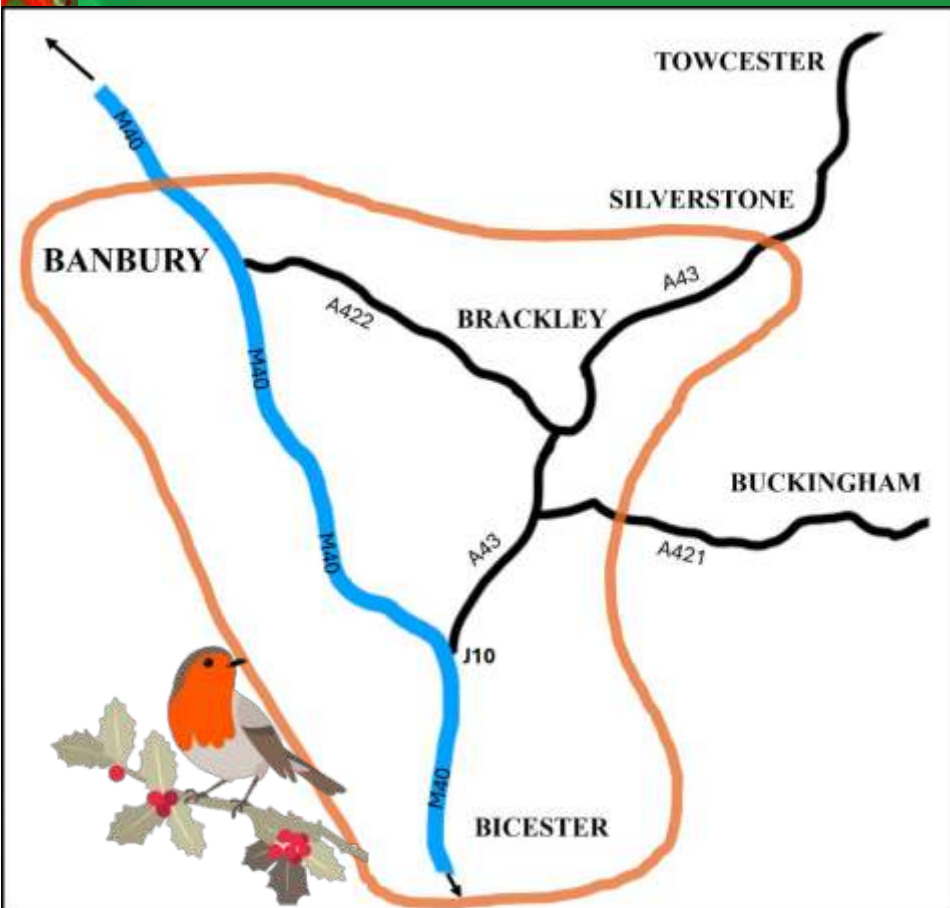
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reception@centre-p.co.uk, www.centre-p.co.uk

WANTED

**WORKSHOP – of approx' 4,000-5,000 sq. ft
and OFFICES – for up to 10 staff**

With YARD for 20 vehicles and OUTSIDE STORAGE

We have been retained to acquire on lease a WORKSHOP with reasonably smart offices for a long-established business within the area covered by the map illustrated, within the area outlined in orange. Our client is paying our fees, and we would be happy to hear from any owners or agents who expect to be able to offer a suitable property by the Spring of 2025. Due to the nature of our client's business the premises will need to be accessed *on occasions* outside usual working hours and therefore probably should not be too close to residential property.



Probable Locations

- Rural Farms
- Former airfields, with outbuildings
- Railway Sidings
- Ex-petrol stations
- Grain Stores
- Rural Industrial Buildings

We never told our client it would be easy!

If you have any possible premises, please contact Ian Sloan or Lucy Castle at
BANKIER SLOAN Chartered Surveyors
SUGARSWELL BUSINESS PARK, SHENINGTON, BANBURY,
OXFORDSHIRE, OX15 6HW

Tel: 01295 688384 / Mobile: 07831 338111
e-mail: reception@centre-p.co.uk
www.centre-p.co.uk

The Autumn Budget

We commented briefly on the effect of Business Rates on Retailers in our November OUTLOOK, but I think it's worth summarising here.

- For 2025/26 the Chancellor announced a package worth over £1.6 billion:
- The small business multiplier will be frozen at 49.9p.
- The standard multiplier will be up-rated in April in line with September's CPI figure (1.6%), increasing the multiplier from 54.6p to 55.5p.
- The Retail, Hospitality and Leisure (RHL) Relief Scheme will be extended for one year for 2025/26, retaining the existing eligibility criteria but reducing the level of relief to 40%, up to a cap of £110,000 per business.
- From April 2025, Charitable Rates Relief will no longer be applicable to private schools.

In the case of RHL, this will see a substantial reduction in the relief available, which is presently 75%, and therefore a substantial increase in rates payable by many in this sector. For more detailed information please e-mail reception@centre-p.co.uk

A recent press release from Cotswold District Council

Council Invites Residents to Shape a Greener Economic Future Cotswold District Council is calling on residents to share their thoughts on the refreshed Green Economic Growth (GEG) strategy, designed to drive sustainable economic development and ensure the district remains an attractive place to live and work. Please see <https://news.cotswold.gov.uk/news/council-invites-residents-to-shape-a-greener-economic-future>

DIVERSIFICATION to Industrial use : Blackwell Business Park

We are pleased to report, that in the last six weeks, we have let three small units at this rural business location, close to Shipston-on-Stour . The new year will see us offering one further unit of around 2,000 sq ft . Should this location be of interest please don't hesitate to make contact. Some 20 + years ago we helped the then owners obtain planning to convert these farm buildings to industrial use, so it has been great to be back assisting the new owners. It is a perfect example of good farm-diversification. Please see www.centre-p.co.uk/Workshop_Offices_to_let_Warwickshire.pdf

Many farmers have huge capital assets but little income; diversification to industrial use has proved a good long-term investment for many and we can see no reason why this should not continue, despite the government's recent imposition of inheritance tax on many in rural locations.

TO LET: 2,400 sq ft Rural Warehouse, Todenham, Nr. Moreton-in-Marsh

We have received instructions to market a rural warehouse situated just outside the village of Todenham, within 3 miles of both Moreton-in-Marsh and Shipston-on-Stour. Providing good quality storage facilities for a variety of businesses, this unit also has a small area of outside parking. The accommodation is being offered on a new three year lease, at an initial rent of £12,000 per annum.

TO LET: Ground floor Office / Shop, Deddington.

£10,000 per annum. Available spring 2025, due to relocation.



**Office space available from £120 per week
Sugarswell Business Park, Shenington
OX15 6HW. For details please email
reception@centre-p.co.uk**



**Yards TO LET: Aynho OX17 3BP.
Two yards @ £160 per week.
One yard @ £90 per week.**

www.centre-p.co.uk/To_Let_Yards_Aynho_Banbury.pdf



**FREEHOLD FOR SALE
Warehouse / Workshop.**

Unit 8, Overthorpe Road Industrial Estate,
Banbury OX16 4SX. £220,000.

www.centre-p.co.uk/Freehold_for_Sale_Banbury.pdf

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**Lovely places to go
Christmas shopping
in the area where we work**

Through the course of any year, we come across a huge variety of local businesses. Some are tenants of our investment clients, some are businesses we act for on business rates issues, whilst others are friends or those, we may assist with rent reviews or lease renewals. This year we thought we'd promote just some of these businesses and give readers of OUTLOOK some unusual ideas for their Christmas gifts.



**6 Market Place
Shipston on Stour
Warwickshire
CV36 4AG**

Tel: 01608 544746
<https://www.madmolly.co.uk/>

Upscale Nails & Beauty



Howman House, The Square, Stow-on-the-Wold GL54 1AB
<https://upsclenailsbeauty.co.uk/>

NELLIE & DOVE

Fashion Boutique | Homeware | Jewellery



**Nellie and Dove, Marketplace
Deddington OX15 0SE**
<https://www.nellieanddove.com/>
01869 336972
info@nellieanddove.co.uk



**1 The Square,
Stow-on-the-Wold,
Cheltenham
GL54 1AB**

<https://echoanddust.com/>



Beehive Home & Lifestyle
24 High Street, Chipping Norton
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handmade, local crafts.**

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email:reception@centre-p.co.uk, www.centre-p.co.uk

The Burrow Coffee House

Croft Lane,
Adderbury,
Banbury,
OX17 3NB

<https://burrowcoffee.com>



ARTO, Unit 3, Brewery Yard, Sheep Street,
Stow-on-the-Wold, Cheltenham GL54 1AA
<https://www.myarto.co.uk/>



ArtO has become a destination for art lovers looking for vibrant and stimulating pieces. Experience an atmosphere akin to a welcoming home and enjoy art, coffee and conversation in this relaxed space.



The home of fun with fibre, thread and fabric
Top Station Road, Brackley, NN13 7UG
Tel: 01280 811602
email: hannah@stitchingkitchen.co.uk
www.stitchingkitchen.co.uk/

The Studio, Gym and Fitness

Fosseway Business Park, Unit 2b Stratford Road, Moreton-in-Marsh
<https://shpersonaltraining.co.uk/the-studio%2C-gym-%26-fitness>
Tel: 01608 651787



BARN & BROOK
of Moreton-in-Marsh

Barn & Brook

For that very special gift!

Unit 10
Fosseway Business Park
Station Road
Moreton-In-Marsh
GL56 9NQ
Tel: 01608 652008

Family run
company
specialising in
bespoke kitchens
and interior
cabinetry



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