

OUTLOOK February 2021

Published by **BANKIER SLOAN** Chartered Surveyors

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

Myself and my assistant Lucy hope this finds you safe and well. If you have had Covid-19, we wish you a speedy and full recovery. For some, the world is at a stand-still, while for others it is simply on go-slow. Our office is manned every day. We can operate in a Covid-safe environment and property viewings are strictly limited but still possible, particularly those on the industrial estates or in rural locations.

In this edition of OUTLOOK we have set out links to the government's latest Covid-19 business grants, to assist those who are eligible to obtain the assistance they so desperately need. Our full report on this subject can be read by clicking https://www.centre-p.co.uk/Business_Grants.pdf

Over the stretch of the pandemic we have found there is a rising demand for small workshop premises and we have included some of those we are marketing within this publication, as well as small office spaces for those seeking such accommodation. Full details of all the premises we are marketing can be found by clicking <https://www.centre-p.co.uk/availableproperties.htm>

Bankier Sloan have, over 36 years, worked extensively with many landowners looking to diversify in the ever-changing market in which we all work. The pandemic has shown us that the demand for rural accommodation has risen as many no longer need to be situated in more traditional urban locations. Please see https://www.centre-p.co.uk/Farm_Diversification.pdf



To Let: 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

OFFICE SPACE TO LET

2 self-contained offices from £3,500 p.a.



Avon Dassett, £6,600 p.a.

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



Deddington, £7,500 plus VAT p.a.

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



Single office within Sugarswell Business Park, offering a wonderful working environment with superfast fibre broadband, unlimited parking. £120 per week.



Ian B. Sloan

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Lucy Castle

THE RATING MANUAL

This may be of professional assistance or "bedtime reading" depending how involved you are in this type of work:

The Valuation Office Agency's (VOA) technical manual for the rating of business (non-domestic) property.

The Rating Manual is primarily provided as practice guidance for Valuation Officers. The contents of the Rating Manual represent the Valuation Office Agency's (VOA) understanding of the law at the time it was prepared and whilst it is carefully compiled, the VOA does not guarantee the completeness or accuracy of the information in it. From time to time the contents may be revised in the light of changes in legislation and decisions of the tribunals and higher courts or to reflect changing policy or valuation practice.

See <https://www.gov.uk/guidance/rating-manual-section-7-challenges-to-the-rating-list> updated 21st January 2021



RICS MEMBERS.

Our annual reminder to all fellow members of the RICS that their annual returns showing the CPD that they have undertaken in 2020 must be submitted in the next few days, by 31st January. We appreciate that many members may not yet have recorded all their *informal* hours. If you would like us to send you a reminder of the documents you read earlier in the year via OUTLOOK, please do send us an e-mail as we have compiled a list of documents which we know from the responses we have received have proved to be helpful, not only to our clients, but many fellow RICS members. Please e-mail: reception@centre-p.co.uk

Hart v Large Court Case

As readers will be aware BANKIER SLOAN deals exclusively with commercial property, but we appreciate that many readers, including fellow surveyors and clients, will be interested in residential property and therefore this recent Court of Appeal case may be of some interest. <https://www.rics.org/uk/news-insight/latest-news/news-opinion/hart-v-large-case-update/>

WORKSHOPS TO LET



**WORKSHOP, Flecknoe, Rugby, CV23 8AX.
£12,000 per annum.**

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



AVAILABLE LATE APRIL 2021

**TO LET: 1,200 sq ft Rural Workshop.
Hook Norton, OX15 5DQ.**

New 3 year lease. £120 per week.

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



**TO LET: BANBURY TOWN CENTRE
Warehouse, Workshop and Storage.
Long Established Business Location. Short Term**

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

reception@centre-p.co.uk

COVID BUSINESS GRANTS

Set out below are some basic facts which we hope will act as a guide for businesses being able to claim those grants which central government have made available in order to try and ensure the maximum number of businesses survive, in economic terms, the current pandemic.

National lock-down guidance notes. Please see <https://www.gov.uk/guidance/national-lockdown-stay-at-home>

It may also be helpful to consider the information provided in the government's publication dated 8th January. <https://www.gov.uk/government/publications/summary-of-existing-economic-support/summary-of-existing-economic-support>

Grants commencing 5th January for those Businesses based in a property with a Rateable Value. Business that have been required to close due to national restrictions imposed by government as of 5 January will be eligible for a one-off grant to cover a six week period from 5th January to mid-February 2021. The Chancellor indicated that in addition to the above there would be further support for businesses https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/951799/business-support-package-january-2021-lockdown-la-guidance.pdf

Most councils will by now have up-loaded guidance on their web-sites for local businesses. Here is an excellent example of a recently loaded guide by our local council CHERWELL, who have produced a form combining all recent schemes. It has been set out in date order with the latest one at the bottom of the listing; <https://www.cherwellandsouthnorthants.gov.uk/xfp/form/484?council=cde>

Grants available November to early December 2020. We appreciate that some businesses who were forced to close during the national lock-down in November may not yet appreciate that they may have been eligible for a grant for that period. Here is a link to the Guidance Note provided by central government to all local authorities. We have no reason to believe this grant is still not available to businesses: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/935131/localrestrictions-support-grant-CLOSED-ADDENDUM-la-guidance.pdf

Grants available from 2nd December 2020 until the national lock-down on 5th January 2021. Certain businesses were offered grants to assist even after the November "lock-down" finished on 2nd December and we recommend all businesses look on either the government web-site or their local council web site to seek guidance on these grants. Here is one link that may give some guidance. It was sent by central government to all local councils. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/946373/localrestrictions-support-grant-OPEN-2-dec-onwards-la-guidance.pdf

Additional grants. There are a variety of other grants available including those for pubs, the self-employed, those with businesses that are property based but have no rateable values such as market-stall holders. For on-going details of all the financial support available to businesses from central government click <https://www.gov.uk/coronavirus/business-support>



Viewing is essential to appreciate this property

**TO LET: RETAIL/OFFICE/WORKSHOP
Croft Lane, Adderbury, OX17 3ND**

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



TO LET: CENTRAL BANBURY

Ground Floor Lock-up with Planning Permission as a Coffee House. £12,000 p.a, plus 5% service charge

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



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

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



TO LET: 575 sq ft Workshop / Storage / Office.
Willersey. New Lease. £7,200 p.a.
www.centre-p.co.uk/Workshop_Storage_Office_to_let_Willersey.pdf



3,000 sq ft / 6,000 sq ft Warehouse
Fenny Compton. New leases at £7.50 per sq ft.
https://www.centre-p.co.uk/To_Let_Workshop_Fenny_Compton.pdf



Planning permission granted

Warwickshire / Oxfordshire border
TO LET: Potential Café and Tourist Centre
adjacent to existing substantial caravan park.
Ground floor only. New Lease. £20,000 p.a.
https://www.centre-p.co.uk/To_Let_Potential_Cafe_and_Tourist_Centre_Ratley.pdf



TO LET : NAPTON, Nr Southam. 2,400 sq ft
Industrial Unit. New Lease. Rent: £15,000 p.a.
https://www.centre-p.co.uk/To_Let_Napton_2,400_sq_ft_Workshop.pdf

Do you have any unused Laptops ? Can you help children in your local school? Here is a link to this national scheme as being promoted by Cotswold District Council. All local authorities are now getting involved, so please look round your office and see if you have a laptop that could be donated.
<https://news.cotswold.gov.uk/news/cotswold-district-council-encourages-local-schools-and-businesses-to-sign-up-to-the-business2schools-initiative-to-help-get-local-equipment-to-children-during-lockdown>

HOUSE OF COMMONS - Planning White Paper. On the 12th January 2021 this document was published for the benefit of MP's but we thought we'd share it with you as it is a summary of the government's proposals for reforming the current planning system in England entitled Planning for The Future. <https://commonslibrary.parliament.uk/research-briefings/cbp-8981/>

Government land for sale. This would seem on the surface to be a great web-link for those interested in property acquisitions, however despite trying a variety of locations (and distances from said location) the result is always zero. It says it's a trial so maybe the details will be loaded over the coming months <https://www.gov.uk/find-government-property>. Please let us know if you've had any more luck than us by emailing reception@centre-p.co.uk

Covid-19 BUSINESS GRANTS DEADLINE
ATTENTION Most councils have set a deadline of
1st FEBRUARY for COVID-19 BUSINESS GRANTS !

Lease renewals. May we once again remind both tenants and freeholders that it is often very important to serve notices by pre-set dates under the terms of any existing leases should you wish to renew. Bankier Sloan will be happy to give professional advice for those involved in lease renewals or rent reviews. Please do telephone Ian Sloan on 01295 688384.



Bankier Sloan's office in the snow Monday 26th January 2021

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