

Happy New Year; may it prove to be happier, healthier and economically more hopeful than 2020! We started the run-up to Christmas with a visit from two camels, as I'm sure happened at the offices of all readers of Outlook!



It was great to see them and I'm very pleased to help promote Joseph's Amazing Camel's, a recently established local business which offers the chance to go camel trekking in the beautiful Cotswolds.

Please see <http://www.jacamels.co.uk/>

As for the real business of being a Chartered Surveying practice, we arranged the leasing of a number of premises in December and we continue to receive enquiries for rural premises of all shapes and sizes. Workshops are in particular demand with rents in many cases exceeding landowner's expectations.

This e-newsletter includes as ever, external links, details of available premises and information of some of our recent instructions. If you believe we can be of assistance please do not hesitate to make contact, our experience of assisting clients now extends to over 36 years and we continue to be grateful for the recommendations we continue to receive.

Ian B. Sloan FRICS

reception@centre-p.co.uk



**TO LET: Flecknoe nr Rugby
1,500 sq ft Workshop.**

<https://www.centre-p.co.uk/Flecknoe%20A.jpg>



**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



**TO LET: 6,000 sq ft Warehouse.
Wayland Business Park,
Fenny Compton. New lease.**

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



**TO LET: Potential Café and Tourist
Centre. Mount Farm Park, Ratley, OX15
6DW. Ground Floor Only. 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

BUSINESS GRANTS: COVID 19

There are lots of different grants available from central government, most of which are being administered by local councils, who have done a fantastic job in recent months. Not all councils are promoting all grants on their web-sites, so you are welcome to e-mail us for guidance or as a first move we suggest you view the web-site of any other council in England and type in Business Grants-Covid 19. Example: There was funding available for hospitality from 2nd Dec to 16th Dec, and again from we believe 17th Dec. It wasn't much but it was FREE. A few hundred pounds is in our opinion well worth claiming. For updates please email reception@centre-p.co.uk

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Kept in the Dark? Never

Our roadside board promoting a 1,500 sq ft workshop in Napton.
See https://www.centre-p.co.uk/To_Let_Napton_2,400_sq_ft_Workshop.pdf



Bankier Sloan were delighted to have assisted clients in acquiring a lease on this prominent Banbury High Street shop. This local branch of a major franchise was open in mid-December after a major internal re-fit.



Looking Ahead. Please may we remind all readers, including our many clients, that a new year is a good time to consider what actions to take in respect of any existing leases they have, be it in the capacity of freeholders or as tenants. The timing of any lease renewal, break-clause or option to terminate agreements are often pre-set and serving notices at the appropriate time is usually vital. We will be happy to advise on such matters should you need assistance.

UK-EU Trade and cooperation Agreement (the Brexit Agreement)

The complete document may be 1,500+ pages but here's the agreement in just over 32 pages

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/948093/TCA_SUMMARY_PDF.pdf

Government react to BANKIER SLOAN report

We may be a very small practice based in rural North Oxfordshire but our recent report on how local councils offer backdated Small Business Rates Relief to their local businesses has drawn a reaction in Whitehall (honest!).

In mid-November we published this report https://www.centre-p.co.uk/Backdating_of_SBR.pdf and distributed it widely to local council and central government departments. We were delighted therefore to see this publication in mid-December <https://www.gov.uk/government/publications/92020-business-rates-2023-revaluation-202122-provisional-multipliers-and-additional-information>.

A letter to local councils included a note on how the back-dating of this relief should be implemented.

It will come as interest to many that the government have also announced that the Business Rates multipliers for 2021 / 2022 will be frozen at their current levels of 49.9p and 51.2p. Local authorities who were expecting to see financial gain in line with inflation will be compensated by central government for the potential lost business rates income.

BANKIER SLOAN research leads to nation journalism award

As regular readers of **OUTLOOK** will be aware, we have written about Covid grants for many months and have helped many businesses gain such grants. Our work in conjunction with betterRetailing.com and their sister publication **RN**, which ran this story nationally having checked our research, wrote a very informative article on 7th May. The front story feature resulted not only in a re-think of how the funding was being distributed by central government but the article itself won a very prestigious nation journalism award in November. Please see details on page 4.

OXFORDSHIRE moved into TIER 4 on Boxing day. The rules still allow BANKIER SLOAN to remain open and provide a service to all our existing and potential clients and other local businesses. Please make contact if you feel we can be of assistance. Please note however visits to our offices are discouraged/ prohibited, although to the adjacent MONKEYBEAN Coffee they are still allowed as it continues to provide an excellent take-away service. See <https://www.facebook.com/pages/category/Coffee-Shop/Monkeybean-266654270782471/>

BANBURY CROSS: Parking

If you want a regular private parking space, please let us know. Our clients have spaces available at £20 / space per week. Please e-mail reception@centre-p.co.uk.

BANKIER SLOAN Chartered Surveyors

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Tel: Banbury 01295 688384 Mobile: 07831 338111

BANBURY INDUSTRIAL GUIDE UPDATED

We're delighted to have had the chance recently to up-date once again our A-B-C Guide to the Industrial Estates in Banbury. Our thanks to all who have contributed and also to those who have kindly complimented us on our similar publications over many years. All feed-back is always much appreciated. To access our first up-date of 2021 please click https://www.centre-p.co.uk/Industrial_Estates_Banbury.pdf

BUSINESS RATES: Instructions

In the last three months we have guided a new client through the process of claiming VOID rates whilst a major refurbishment of a 6,000 sq ft factory was being undertaken. The rates saving was over £19,000.

A new client who organises a music festival (when we don't have a pandemic) also approached us in late autumn for help having received a business rates demand *back-dated to 1st April 2017* and we were pleased to save our clients from having to pay the £27,000 that had landed on their desk in early October. The bill's arrival was not something they wanted when the festival that was due to take place 3 months before had been cancelled due to Coronavirus!

LATEST NEWS

Covid Grant Funding up-dated

Central government published (on 27th December) **updated** guidance for local councils on handing out grants, here are two links that we hope will be of assistance to readers of OUTLOOK. The first is for the period from 2nd December:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/946370/local-restrictions-support-grant-CLOSED-dec2-2020-onwards-la-guidance.pdf

and here is the very latest guidance for the period **post 19th December** https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/948113/local-restrictions-support-grant-closed-addendum-tier-4-la-guidance.pdf

Please be as patient as you can, because your local council officers will also have been on holiday in recent days and will not necessarily have caught up with this guidance.

GUIDANCE PLEASE: Lease Renewal / Market Rent

I would be pleased to hear from any fellow surveyor / landlord / tenant who undertook a Lease Renewal on a non-essential shop during the first lock-down. How did you determine the Market Rent at that time? Do any readers have any views on how the Market Rent might be affected by the lock-down that took place in November, this being the time of the Court Application for a lease renewal we're involved with. Please e-mail reception@centre-p.co.uk.

To view all our Available Properties please see

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

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Fantastic refurbished Shop/
Office / Workshop.
Deceptively large.



TO LET: WORKSHOP / RETAIL / OFFICE
Croft Lane, Adderbury, OX17 3ND.
£12,000 per annum. New Lease.

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



Rural Workshop Wigginton £6,000 p.a.
TO LET New lease. For details please
email reception@centre-p.co.uk

We are delighted that Jack Coutez and his editorial team won a major journalism award at the end of 2020 based on research undertaken jointly with BANKIER SLOAN. The article which won the award started:

"Hundreds of millions of pounds of additional coronavirus grants funding has been unlocked for small businesses by an investigation into government allocation errors by betterRetailing's sister magazine, RN, and [BANKIER SLOAN](#).

Analysis by RN and the chartered surveyors uncovered that local authorities had been unable to give out more than half a billion pounds of small business Covid-19 grants due to misallocations by the Department for Business, Energy & Industrial Strategy (DBEIS) and local councils."

<https://www.betterretailing.com/news/new-coronavirus-grants-scheme-what-retailers-need-to-know/>

CONTENT PIECE OF THE YEAR

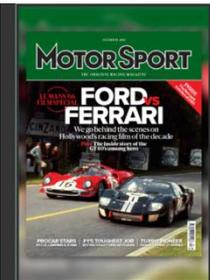
ppa **INDEPENDENT PUBLISHER CONFERENCE & AWARDS**



2nd

1st

3rd



Ford v Ferrari
Motor Sport Magazine
Motor Sport Magazine

Government Unlocks Extra Crisis Funds After Admin Errors
RN
Newtrade Media

The Lidl Book of Big Adventures
The National Trust for Scotland (NTS)



Winner

Government Unlocks Extra Crisis Funds After Admin Errors
RN
Newtrade Media

There are two great wins here as a result of this strong and informative article. A change in government policy directly as a result of this investigation that has helped businesses across the UK and also great results for the publisher's traffic as well. Investigative journalism feels like a dying art in B2B media so it's great to see someone doing it and showing that it can make a real difference.

