

OUTLOOK July 2021

Published by **BANKIER SLOAN** Chartered Surveyors

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The next six months will prove to be a watershed for many businesses throughout the UK. Survival over the last fifteen months has been under-pinned for many particularly those in the retail and hospitality sectors, by central government grants. The imminent ending of furlough, combined with the reintroduction of business rates, and for some the shortage of casual labour, will test the economic strength of many local businesses.

Whilst the established retail locations in many market towns are beginning to see improved activity, the economic impact of the last fifteen months will have varying effects on such locations. Tourist locations, which will have seen no overseas visitors for two years, have seen some benefited from increased UK visitor numbers, and some of the lost income has therefore been offset.

In traditional market towns however it is clear that the “spend” of each visitor is down. No longer do most people go shopping in the traditional way, spending time browsing the shops and stopping for refreshments; shopping is much more targeted.

Whilst on-line shopping has become the norm for many, the attractiveness of out-of-town locations, where shoppers believe they can shop more safely has increased and this is going to damage those town centres who do not have the benefit of tourists, be they British or international. Looking ahead I believe many town centres will become the leisure-hubs of their communities, supported by smaller retailers, whilst the out-of-town-centres will become even more important as retail destinations.

Demand for industrial space continues to be good, as industry appears to be prospering, a process which we hope will continue for the foreseeable future. As I have stated on many occasions, a prosperous manufacturing sector is essential to support all sectors of the economy.



Ian B Sloan FRICS



Undergoing Total Refurbishment

TO LET: Showroom / Workshop. Oxford Road, Bodicote, Banbury OX15 4AQ. £35,000 per annum



Retail / Office (A2) To Let

1 The Square, Stow-on-the-Wold

New Lease. £15,000 per annum plus VAT

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



TO LET: 300 sq ft Storage Unit.

Astrop Park, Kings Sutton. £70 per week.

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



STORAGE TO LET Groves Industrial Estate, Milton-under-Wychwood. £6,240 plus VAT p.a.

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

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CONTINUING COVID SUPPORT RATES RELIEF

We were grateful to hear from a number of readers who responded to our article last month relating to the reissuing of business rates demands by many local councils covering the period from the 1st July 2021.

All businesses who have been supported by the central government scheme over the last fifteen months will now have received a revised bill but to our surprise a number of councils have not automatically given the 66% relief for the nine month period from the 1st July. A number of councils make it clear, if you phone their business rates department, that you need to apply to receive this discount. This came as a surprise to us when one of our long established clients sent us their rates demands to check and we discovered an over assessment in excess of £23,000 for the two properties involved.

We strongly recommend you carefully check your rates bill if you have been paying zero rates for the last year. Your bill might appear to be reduced because the first three months was automatically given 100% relief, you should then be getting a further 66% relief for the remaining nine months.

We will be very happy to check your rates demand should you have any concerns.

THANK YOU DAY

I was interested to see that the nation came together yesterday, Sunday 4th July, to thank all those in the NHS and other national services who gave their support to individuals and communities during the Covid crisis.

In the belief and hope that we are slowly extracting ourselves from the worst of this on-going pandemic, I would ask readers to raise a glass to the many local council officers who have worked exceptionally hard since March 2020 in administering the government's Covid support schemes for businesses across the country. They started with a totally blank canvas, with the Chancellor making announcements at regular intervals, changing and updating the funding that was available, I for one fully appreciate the work undertaken over the last fifteen months by revenue officers who were asked to implement the central government schemes.



**TO LET
Two Open
Storage/Yards.
Aynho, OX17 3BP.
New Leases.
£7,000 & £8,580
per annum.**

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

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**TO LET: 3,000 sq ft Warehouse. Fenny Compton .
New lease. £25,000 p.a.**

https://www.centre-p.co.uk/To_Let_Workshop_Fenny%20Compton.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 p.a.**

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



**TO LET 1,078 sq ft First Floor Office
Moreton-in-Marsh GL56 9NQ.
£12,000 plus VAT per annum.**

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

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TO LET: Warehouse/Workshop/Storage
Foundry Industrial Estate, Banbury
BANBURY TOWN CENTRE. OPPOSITE MORRISONS
Long Established Business Location
Short Term Warehouse & Workshop Space

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



7,000 sq ft TO LET: Internal



LET



LET



7,000 sq ft TO LET: External



LET



400 sq ft TO LET

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I know many clients and readers of **OUTLOOK** have over the years inquired as to the progress of my daughter's singing career. Finally, she has finished her masters degree and is now venturing out, and needs to earn a living! I hope she will become an established opera singer but in the short term she is teaching and has established a company combining operatic performance with contemporary, immersive staging techniques, as well as an education programme. Please see below.

ALL ABOARD OPERA!

Ahoy there! We are Emily and Katie, and we're the founders (and co-captains) of All Aboard Opera!, an opera company that aims to break down traditional barriers to the genre of opera. All Aboard Opera! is a new company dedicated to accessibility, innovation and adventure - we combine operatic performance with contemporary, immersive staging techniques to create unique performances where our audiences take charge of their own journeys.

We will embrace immersive and interactive techniques (such as Game Theatre, and digital theatre) to create operatic experiences, alongside our more conventionally staged productions. Our productions will be staged in English to encourage as wide a audience as possible, and we place creative thinking and inclusivity at the forefront of all our projects.

We have a saying at All Aboard Opera!: with a can-do spirit and a bit of gaffer tape, anything is possible! Opera boils down to one thing: a story. All Aboard Opera! will approach every production by looking at the story first; dividing it into different elements, breaking down the characters and their motivations, and then piecing it back together in a fun and immersive way.

With All Aboard Opera! we also aim to develop our unique education programme - Opera Shorts. We will produce condensed operas and workshops, aiming to engage new audiences through work in schools, community groups, and care homes. We want to ensure that everybody has the chance to experience the joy of opera, no matter their background. Opera is fun, and for everyone!

We are about to graduate from our Masters at Trinity Laban Conservatoire of Music and Dance during the most difficult time for the arts in living memory. With funding cuts, job losses and company closures happening in swathes across the UK, All Aboard Opera! is a bold adventure into truly unknown waters. We believe that with our accessible and innovative productions we can: contribute to the UK opera scene in a meaningful way, engage new audiences, and provide a much-needed platform for young singers, in a time where artistic work is hard to come by even for seasoned pros.

But All Aboard Opera! can't set sail alone! We have set up a crowdfunding page to raise seed money. This money will go towards initial productions and the launch of our education programme, and will help us embark on this scary (but very exciting) voyage. Any size donation would be very much appreciated no matter how big or small.

Emily & Katie



Crowdfunding Link

Donate here: <https://gofund.me/6c385a46>