

# OUTLOOK June 2020

Published by **BANKIER SLOAN** Chartered Surveyors

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



We hope you are well and staying safe. We have continued to provide advice to many established and new clients over recent weeks. We have arranged the leasing of a number of industrial properties and have taken on new instructions, some of which are featured in this OUTLOOK. The coming weeks we are sure will be difficult for many businesses, particularly those where social distancing is almost impossible. The vast majority will survive but we appreciate this will bring opportunities for both freeholders and prospective tenants. If you are seeking any accommodation please notify us. Should you wish advise relating also to rent reviews, lease renewals or business rates we will of course also be happy to assist. **Ian B Sloan**

**Warning - Water:** As many businesses start back to work I would encourage those who may have water tanks where taps have been unused for many weeks during lock-down, that as a minimum they should consider draining off all the stagnant water before resuming use.

**2021 RATING REVALUATION CANCELLED!** As readers of OUTLOOK will appreciate, in our May issue we raised the question regarding next years re-valuation. Six days later the government announced that this has been cancelled. I will be amazed if they move it on just one year to 2022 as the valuation date would then be the 1st April 2020. They may well take this chance to totally overhaul the system. A review on this subject is planned to be published in October of this year, so be warned, if you get approached in the coming months by companies saying they can advise you in respect of next years re-valuation.

**RICS CODE for Leasing Business Premises:** We hope this will be of interest to many of our readers, a document published in February 2020 intended to improve the quality and fairness of negotiations on lease terms and to make the legal drafting process more efficient.

[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)



**TO LET: 720 sq ft WAREHOUSE / WORKSHOP**  
**Unit 2, Groves Industrial Estate, Milton-under-Wychwood**  
**New Lease. £6,000 per annum plus VAT.**

[http://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Milton\\_Under\\_Wychwood\\_Unit2.pdf](http://www.centre-p.co.uk/To_Let_Workshop_Milton_Under_Wychwood_Unit2.pdf)

**TO LET: Warehouse / Workshop / Storage**  
**Unit 1, Willersey Business Park, Willersey.**  
**New Lease. £16,000 per annum plus VAT.**

[http://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Storage\\_Warehouse\\_Willersey.pdf](http://www.centre-p.co.uk/To_Let_Workshop_Storage_Warehouse_Willersey.pdf)



**Unit 3 Brunel Yard,**  
**Willersey Industrial Estate, Willersey.**  
**New Lease. £9,600 per annum.**

[http://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Storage\\_Warehouse\\_Willersey.pdf](http://www.centre-p.co.uk/To_Let_Workshop_Storage_Warehouse_Willersey.pdf)



**TO LET: Bodicote.** Two adjacent 1,000 sq ft workshops, each at a rent of £10,000 per annum. Situated within a well established business location, these units are under construction and nearing completion. For full details please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



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**TO LET : NAPTON, Nr Southam.**  
**2,400 sq ft Industrial Unit. New Lease.**  
**Rent: £15,000 p.a.**  
[http://www.centre-p.co.uk/To\\_Let\\_Napton\\_2,400\\_sq\\_ft\\_Workshop.pdf](http://www.centre-p.co.uk/To_Let_Napton_2,400_sq_ft_Workshop.pdf)



**TO LET: Various Timber Stores**  
**600 sq ft to 2,000 sq ft. £60 / £100 per week.**



Please call 01295 688384

**ABC Guide to Moreton-in-Marsh businesses:**



We are delighted to be able to publish online our new ABC Guide to Businesses in Moreton-in-Marsh. This guide contains a variety of information, including the names of 150+ businesses, web addresses, maps and local contacts. This publication can be viewed at:

[http://www.centre-p.co.uk/Moreton\\_in\\_Marsh\\_BUSINESS\\_GUIDE.pdf](http://www.centre-p.co.uk/Moreton_in_Marsh_BUSINESS_GUIDE.pdf)

**TO LET: Office. Clifton Road, Deddington OX15 0TP.**  
**£7,500 plus VAT per annum.**  
[http://www.centre-p.co.uk/Office\\_to\\_let\\_Clifton\\_Road\\_Deddington.pdf](http://www.centre-p.co.uk/Office_to_let_Clifton_Road_Deddington.pdf)



**TO LET: 410 sq ft Shop / Office.**  
**53 Richmond Street, King's Sutton,**  
**New 3 Year Lease @ £7,000 p.a.**  
[http://www.centre-p.co.uk/Shop\\_Office\\_Kings\\_Sutton\\_MAY\\_2020.pdf](http://www.centre-p.co.uk/Shop_Office_Kings_Sutton_MAY_2020.pdf)



This OUTLOOK contains some of our available properties. To view our full list please see <http://www.centre-p.co.uk/availableproperties.htm>

**Business Grants:** We have analysed weekly the grant allocation given out by local councils and our spreadsheet examining the details can be found here.  
<http://www.centre-p.co.uk/Local%20authority%20grant%20payments%20showing%20increase%20in%20percentage%20allocated%20.xlsx>



**TO LET: Office/Retail premises.**  
**6, Market Place, Banbury. New Lease.**  
**Rent £14,000 plus VAT per annum.**  
[http://www.centre-p.co.uk/To\\_Let\\_Office\\_Retail\\_Market\\_Place\\_Banbury.pdf](http://www.centre-p.co.uk/To_Let_Office_Retail_Market_Place_Banbury.pdf)



**TO LET: 2,500 sq ft Warehouse / Workshop.**  
**Milton-under-Wychwood. £20,000 per annum plus VAT.**  
[http://www.centre-p.co.uk/Workshops\\_Storage\\_To\\_Let\\_Milton\\_Under\\_Wychwood\\_OCT19.pdf](http://www.centre-p.co.uk/Workshops_Storage_To_Let_Milton_Under_Wychwood_OCT19.pdf)

**Ground Floor Lock-up Shop, Deddington. New 3 or 6 Year Lease. Rent: £8,000 per annum.**  
[http://www.centre-p.co.uk/To\\_Let\\_High\\_Street\\_Shop\\_Deddington.pdf](http://www.centre-p.co.uk/To_Let_High_Street_Shop_Deddington.pdf)



**Tel: Banbury 01295 688384, Mobile: 07831 338111**  
**email:reception@centre-p.co.uk, www.centre-p.co.uk**



## TO LET: SUGARSWELL BUSINESS PARK

Excellent first floor office accommodation measuring 2,000 sq ft, located within a beautiful rural setting. This accommodation is available at competitive rents and offers unlimited free parking.

In addition we have three office suites ranging in sizes from 300 sq ft to 600 sq ft. Short or long term agreements available.



## LATEST NEWS: BUSINESS GRANTS

**VERY IMPORTANT** for many local businesses. Please read very carefully, don't delay in your response and spread the word to all your friends and clients.

Cherwell District Council have set a deadline of Sunday 14th June for businesses wanting to claim the latest Discretionary **BUSINESS RATES RELIEF**. This is aimed at local businesses who have no rateable value (because they have for example share accommodation) or the owners operate a bed and breakfast / guest house establishments who currently pay council tax. The council have also indicated they will consider claims from those in the retail and leisure industries whose rateable value is under £51,000 but do not receive Small Business Rates Relief.

Importantly as a final "catch-all" they have also stated they will consider claims from *"Businesses which do not fall into the above categories but have been identified as suffering extreme hardship due to ongoing fixed property related costs and which support the wider business strategic priorities for Cherwell"*.

<https://www.cherwell.gov.uk/info/258/coronavirus/675/coronavirus-guidance-for-businesses/5>

## TO LET: INEXPENSIVE OFFICES.

Groves Industrial Estate, Milton-under-Wychwood  
 Two Adjacent Self-Contained Ground Floor  
 Offices/Showroom. Each £120 per week plus VAT.

<http://www.centre-p.co.uk/TO-LET-OFFICES-MILTON-UNDER-WYCHWOOD.pdf>



**TO LET: WORKSHOP AND FIRST FLOOR OFFICE.**  
 Thorpe Mead, Banbury. New lease. £18,000 p.a. plus VAT.

[http://www.centre-p.co.uk/To\\_Let\\_Thorpe\\_Mead\\_Workshop\\_Unit\\_7.pdf](http://www.centre-p.co.uk/To_Let_Thorpe_Mead_Workshop_Unit_7.pdf)



**TO LET: 4,500 sq ft Rural Warehouse / Workshop.**  
 Sutton-under-Brailes. New Lease. £18,000 p.a.

[http://www.centre-p.co.uk/To\\_Let\\_Rural\\_Workshop\\_Sutton\\_under\\_Brailes\\_Banbury.pdf](http://www.centre-p.co.uk/To_Let_Rural_Workshop_Sutton_under_Brailes_Banbury.pdf)



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Lucy Castle