

INTRODUCTION

We have had another busy month, particularly dealing with industrial premises where the demand remains high. In central Banbury we continue to provide inexpensive workshop and storage units in the former Swan Foundry premises on short term leases. Further afield we remain grateful to those clients who instruct us in such locations as Milton-under-Wychwood, Moreton-in-Marsh and Shenington.

With local cricket having finally started (the month of May was a total wash out!), Bankier Sloan are once again proud to be sponsoring the Premier Division of the South Northants Cricket League. For those interested in playing at a slightly more social level, please see our long-established links with local pub cricket

<https://www.centre-p.co.uk/VILLAGE-PUB-CRICKET.pdf>



Ian B. Sloan FRICS

Nasty Shock for many Retail Occupiers

All retail occupiers will have received a rates demand for the period commencing 1st April 2021 showing zero in line with the government's Covid19 support for retail and hospitality. Many councils did not indicate on these demands that there would be a subsequent bill coming their way in mid-June for the nine month period commencing 1st July 2021. The government's 100% support for those with a rateable value above £12,000 ends on the 30th June 2021. We will be happy to advise any retailers, or those in hospitality, who receive a revised demand. Our fees have always been exceptionally reasonable when compared with many national ratings advise "consultants" who telephone businesses on a frequent basis offering their services in exchange for a percentage saving. We would strongly recommend you speak to Bankier Sloan or your usual advisors on this matter and not accept an invitation from consultants who may never have acted for you in the past.

On this issue we were shocked to hear of a firm of consultants who continued to demand payment from a client in the financial year 2020 / 2021 for many thousands of pounds because their original contract said they could claim a fee as a result of any reduction in rates payable. They were making a claim even though the Covid legislation meant that no retailers were paying any rates during this twelve month period.

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BANKIER SLOAN
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TO LET: 3,000 sq ft Warehouse.
Wayland Business Park,
Fenny Compton.
New lease. £25,000 p.a.



TO LET: 2,880 sq ft WAREHOUSE
/ STORAGE. Astrop Park,
Kings Sutton OX17 3QN.
New 3 year lease. £12,000 p.a.



TO LET: 1,078 sq ft First Floor
Office. Moreton-in-Marsh
GL56 9NQ. Rent: £12,000 plus VAT
p.a. Excellent location close to the
railway station and town centre.



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ABC Guide to Vale Park, Evesham

Our clients and regular readers of OUTLOOK will appreciate that we have published business guides covering Banbury's industrial estates and Moreton-in-Marsh for many years, and we are pleased to say that in the last month we have uploaded our first ever guide to Vale Business Park, Evesham, which is a very impressive industrial estate providing a base for both local and national companies. Our free guide can be found by clicking https://www.centre-p.co.uk/VALE_PARK_EVESHAM.pdf

Whilst on the subject of recent publications, we have also in the last week updated our Coffee in the Cotswolds guide, which I hope will provide readers with some ideas of where to host us when seeking our advice. It is a very well read guide, illustrated by the fact that if you do type into google **Coffee in the Cotswolds**, it is usually to be found as number one!

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

Local Council Planning Committees

It will interest many, including local councillors, that the legislation allowing committees to hold their events via Zoom (or similar) has now come to an end and councils are now obliged to hold meeting in public in the traditional way.

Outstanding Business Rates Appeals

I am frequently asked about appealing business rates, and this is not something we do on a regular basis, and it is not something we recommend clients undertake except in exceptional circumstances. From our own experience 99.5% of rateable values are correct. For those considering an appeal, and wishing to instruct advisors, they may wish to read this recently published government document showing the number of registered premises under the Check Challenge and Appeal system, which currently runs at over 560,000. Please see <https://www.gov.uk/government/statistics/non-domestic-rating-challenges-and-changes-2017-and-2010-rating-lists-march-2021/statistical-commentary>

Thinking of setting up as a sole Trader?

We came across this interesting guide on a Government website recently which may be of assistance to some, along with advice given by your accountant.

<https://www.gov.uk/set-up-sole-trader>

Available Properties

Please note this issue of Outlook does not contain details of all premises we are marketing. Such details can be found by clicking <https://www.centre-p.co.uk/availableproperties.htm>



TO LET: Open Storage / Yard. Aynho, Nr Banbury, Oxon OX17 3BP. New Lease. £7,000 per annum.

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

TO LET: Offices. Flexible Terms.

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

and

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



June 2021

Edgehill



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

Community Infrastructure Levy

For those involved in Community Infrastructure Levy (CIL) work this recently published Government document will be of interest.

<https://www.gov.uk/guidance/community-infrastructure-levy-manual/appendix-4-how-to-complete-your-community-infrastructure-levy-cil-appeal-form>

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