

# OUTLOOK March 2022

Published by **BANKIER SLOAN** Chartered Surveyors

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



**Workshop To Let: Groves Industrial Estate,  
Milton-under-Wychwood OX7 6JP.  
£12,000 plus VAT p.a.**

[https://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Milton\\_Under\\_Wychwood\\_2021.pdf](https://www.centre-p.co.uk/To_Let_Workshop_Milton_Under_Wychwood_2021.pdf)

The world seems to have moved on since I wrote my last introduction a month ago. Who knows what the next thirty days will bring in terms of potential peace and economic disruption. We will not attempt to make a prediction but we are sure that there will be times of uncertainty ahead which will no doubt effect property values. It will not surprise me if inflation once again reaches 10% within the next nine months.

We know of many freeholders and tenants who in the last two years have not looked to renew existing leases. In the case of the former because they were worried that tenants would not be confident enough to renew, and in the case of the latter, the same uneconomic uncertainty meant they were perfectly happy to “hold-over”. We think now is a good time to look at renewing such agreements and Bankier Sloan will be happy to advise how best to put in place a new lease. **Ian B Sloan**

## Two recent lettings



500 sq ft Workshop

We are delighted to have let the above retail shop on the High Street in Chipping Norton. These premises proved to be extremely popular and were let within ten days of marketing! The 500 sq ft workshop located in Milton-under-Wychwood also generated good interest and has now been let. For similar properties please see [www.centre-p.co.uk/availableproperties.htm](http://www.centre-p.co.uk/availableproperties.htm)

## Valuation Office Agency

### Request for Information Forms

I was interested to see a potential fine for one of my clients who had not completed and returned the standard request form within the 56 days allowed by the government for returning this information. Not only had they been fined £100 but the ongoing charge was £20 per day for non completion of the document. This is the first time we have ever seen a monetary charge for non completion. We provide this information to you here as a warning to owners and agents. In our particular case we were able to cancel the fine as the occupier to whom the original request was sent was no longer trading. Be warned!

# BANKIER SLOAN

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**COTSWOLD**  
DISTRICT COUNCIL

YOUR  
**COTSWOLD**  
YOUR PLAN

CREATING A FUTURE  
THAT IS GREEN TO THE CORE

**Local Plan consultation to respond to the climate emergency and promote a carbon zero Cotswolds:** An update to Cotswold District Council's Local Plan will tackle the climate emergency and help to deliver a carbon zero future for residents. The 'Your Cotswold, Your Plan' Regulation 18 'issues and options' consultation will begin on Friday 4th February and will run to Sunday 20th March 2022.

<https://news.cotswold.gov.uk/news/local-plan-consultation-to-respond-to-climate-emergency-and-promote-a-carbon-zero-cotswold-begins>

**Rent reviews limited by percentage:** Many landlords have in recent times come across agents who wish to see rent review clauses written in such a way that rent increases are limited, usually between 1% and 4%. I have always been of the view that you either agree the rent will be reviewed to Market Rent or inline with RPI. In the case of major supermarkets, who frequently request such clauses, it is the price of their products that is a major factor in establishing RPI and I see no reason therefore for agreeing such potential restriction in rental growth.

**Woodford-Halse Rental Evidence:** We have recently been instructed to advise a tenant on a lease renewal in Woodford Halse and we would be pleased to receive information from any tenants or freeholders, or their agents, which might be of assistance to us. We are particularly keen to look at evidence on industrial units under 3,000 sq ft.



This unit can easily be split to meet the needs of ingoing tenants

**TO LET: 3,860 sq ft Excellent Offices.  
Top Station Industrial Estate, Brackley.  
£38,000 per annum.**

[https://www.centre-p.co.uk/To\\_Let\\_Offices\\_Brackley.pdf](https://www.centre-p.co.uk/To_Let_Offices_Brackley.pdf)



**TO LET: Potential Café and Tourist Centre. Mount Farm Park, Ratley.  
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](https://www.centre-p.co.uk/To_Let_Potential_Cafe_and_Tourist_Centre_Ratley.pdf)

**Nearing completion - Excellent new offices**



**TO LET: Commercial Property.  
Quality Ground & First Floor Accommodation.  
Office/Workshop/Light Industrial.  
Apollo Park, Wroxton OX15 6AY.  
Initial rent £18,000 p.a plus VAT.**

[https://www.centre-p.co.uk/Commercial\\_Premises\\_to\\_let\\_Apollo\\_Park\\_Wroxton.pdf](https://www.centre-p.co.uk/Commercial_Premises_to_let_Apollo_Park_Wroxton.pdf)



**TO LET: 2,400 sq ft Rural Workshop.  
Furrow Farm, Sutton-underBrailes.  
£10,000 per annum.**

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

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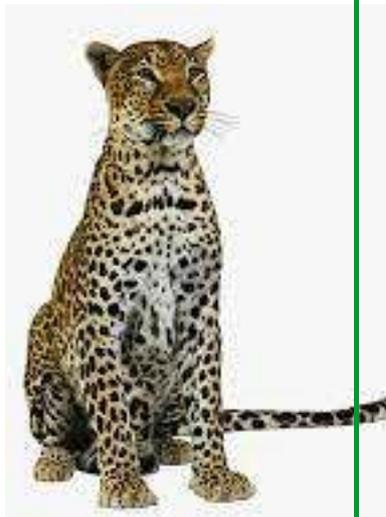
**Government Chemists publishes scientific papers on honey authentication:** Many readers of OUTLOOK may enjoy honey with their toast or may themselves keep honey-bees, and this paper I hope will be of interest to all of the above. It had never crossed my mind that honey available in the supermarkets might not come from bees!



The UK Government Chemist team has recently had two significant scientific papers published in Nature Portfolio Journal, npj-Science of Food, highlighting the increasing complexity of honey authentication. Please see

<https://www.gov.uk/government/news/gc-team-publishes-scientific-papers-on-honey-authentication>

While viewing government publications recently looking for property related news stories, I came across this link (totally unrelated to property) which raised two questions in my mind. Firstly, as a tax payer, am I really paying for a government officer to produce this paper? Secondly, as the Amur Leopard is one of the most endangered species in the world, I am really surprised that the action covered by this weblink is legal! Please see



<https://www.gov.uk/export-health-certificates/export-amur-leopards-to-tennessee-usa-certificate-8698>



## 20ft CONTAINERS TO LET

Milton-under-Wychwood OX7 6JP. Available on 6 month licences at a rent of £40 per week. Two excellent shipping containers, available individually. Established business park. Village centre location.



## Open Storage / Yards



## TO LET



**TO LET: Open Storage / Yard space ranging in size from 1,920 sq ft up to 8,400 sq ft located at Aynho, Nr Banbury, OX17 3BP. Rents range from £6,500 per annum up to £15,000 per annum, plus VAT.**

[https://www.centre-p.co.uk/Open\\_Storage\\_Yards\\_to\\_Let.pdf](https://www.centre-p.co.uk/Open_Storage_Yards_to_Let.pdf)

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**TO LET: Two adjacent 1,200 sq ft Workshops.**  
Tadmarton Heath Road, Hook Norton.  
**£8,000 per annum.**

*Sorry - no motor repair businesses*

[https://www.centre-p.co.uk/Workshop\\_to\\_let\\_Wigginton\\_NOV21.pdf](https://www.centre-p.co.uk/Workshop_to_let_Wigginton_NOV21.pdf)



**TO LET: 2,500 sq ft Workshop Gateridge Farm, Nr Brackley, NN13 5GR.**  
New lease at a rent of **£15,000 p. a.**

[https://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Gateridge\\_Farm\\_Croughton.pdf](https://www.centre-p.co.uk/To_Let_Workshop_Gateridge_Farm_Croughton.pdf)



**BUSINESS PREMISES England and Wales:** Some readers of OUTLOOK may be interested that the government regularly update their statistics on the number of commercial premises with a rateable value and the percentage split between retail, office and industrial premises. The latest figures were published last Autumn but I hope will still be of interest. Please see

<https://www.gov.uk/government/statistics/non-domestic-rating-stock-of-properties-including-business-floorspace-2021/statistical-commentary>

**BUSINESS RATES 2022 / 2023:** It will come as no surprise to those who have been in business for many years when their local council, in the next three weeks, sends out the demand for the forthcoming financial year. If any readers of OUTLOOK have any concerns about their bills, we are happy to be consulted. We are not at this stage looking to appeal any existing Rateable Values but we are happy to consider what reliefs may still be available, this will particular be relevant to those in retail and hospitality premises. Please email Ian Sloan at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**WANTED:** We continue to seek on behalf of retained clients a major warehouse, with offices, within ten miles of Banbury town centre. We require premises between 20,000 sq ft - 30,000 sq ft, with good parking and access. Freehold or leasehold premises will be considered. Excellent covenant offered. Bankier Sloan are fully retained by our clients, who are ready to commit as soon as possible. Please send full details via [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) / 01295 688384.

**TO LET: 1,610 sq ft WORKSHOP**  
**With Adjacent Storage Yard, Banbury**  
**£20,000 plus VAT per annum**

[https://www.centre-p.co.uk/To\\_Let\\_Banbury\\_Workshop\\_with\\_Yard.pdf](https://www.centre-p.co.uk/To_Let_Banbury_Workshop_with_Yard.pdf)

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