

OUTLOOK March 2025

A monthly e-newsletter covering Industrial, Commercial & Retail Property in North Oxfordshire, North Gloucestershire, South Northants and South Warwickshire.

Published by BANKIER SLOAN CHARTERED SURVEYORS.

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

We have been impressed by the interest shown in the prime retail unit we are marketing in The Square, Stow-on-the-Wold. This has attracted interest from both local and national retailers. We do wonder, however, if this is a true reflection of the economy or a very local “honey pot”.

We continue to receive enquiries for all premises and have a number of new workshops and warehouse units to let across the region. We would like to think this is because we have an excellent track-record in this sector but it may be a reflection of the national economy. I have said many times to clients that our agency work is busy when the economy is improving or declining. It is during these periods that businesses generally contract or expand.

Retail Business Rates to increase by 140%.

It will come as a shock to some that in the next ten days when they received their Business Rates Demand for the financial year commencing 1st April that they will see a very substantial increase in the rates payable. We have set out on the last two pages of this month's OUTLOOK some detailed calculations showing how this will have a major impact on those currently receiving the Retail, Hospitality and Leisure Relief Scheme.

Ladies Clothes Shops The Cotswolds

As many readers will be aware, we promote our business in a variety of ways. Our latest publication being Ladies Clothes Shops in the Cotswolds, which we believe at least half our readers will find of interest!

www.centre-p.co.uk/Ladies_Clothes_Shops_The_Cotswolds.pdf



Lock-up Shop.
Oxford Street, Moreton-in-Marsh
£16,000 plus VAT per annum



Ground Floor Shop / Office
The Square, Stow-on-the-Wold
New Lease. £24,000 p.a.



TO LET: Excellent Professional Office. Deddington OX15 0SA
New Lease. £10,000 per annum.
Available May 2025

Premises to Let

for full details of all properties please see
<https://www.centre-p.co.uk/availableproperties.htm>



3,000 sq ft Workshop / Warehouse
Fenny Compton CV47 2XD
New Lease. £25,000



Rural Warehouse Accommodation
Sutton-under-Brailes
4,950 sq ft (2,475 sq ft x 2)
£10,000 & £12,000 per annum.



Workshop
Unit 1, Thorpe Close, Banbury
New Lease. £24,000 per annum

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**TO LET: Newly Converted 1,275 sq ft Office
CHAPEL HALL, Chapel Square, Deddington, OX15 0SG**

Beautiful bright office with large windows and high vaulted ceilings. Fibre Broadband with Cat 6 cabling. Business Rates expected to be Zero rated. Great local amenities within walking distance, including Post Office, Pubs and Foodies Café. £25,000 per annum. 10 Year Lease.

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

This edition of OUTLOOK does not include all the properties we are currently marketing. To view our full Available Properties, please visit <https://www.centre-p.co.uk/availableproperties.htm>

If you are reading this in a print format and wish to view online, please visit www.centre-p.co.uk/OUTLOOK_January_2025.pdf

Rural café / Restaurant, Gagingwell

We have for some while assisted the owners in the management of a site at Gagingwell, near Enstone. We are not the letting agents but the premises, which have until recently been operating as The Cotswold Guy, have become available as the business has stopped trading at this location. Interest has already been expressed by a number of well known operators for this exceptional property. For details please contact Taylor and Fletcher (Rob Hollie or Oliver Evans) on 01451 830383.



Grenfell Tower Inquiry Phase 2 Report

On Wednesday 26th February the government made the following statement in parliament in respect to the Grenfell Tower Inquiry

<https://www.gov.uk/government/publications/grenfell-tower-inquiry-phase-2-report-government-response/grenfell-tower-inquiry-phase-2-report-government-response-html>

Business Secretary sets out ambition for further, faster growth

Business Secretary Jonathan Reynolds spoke at Samsung KX in London on 13 February 2025. His speak can be read here. Some readers may need to quote the business secretary in their attempt to deal with "red tape" in the coming months

<https://www.gov.uk/government/speeches/business-secretary->



1,665 sq ft Workshop

Groves Yard, Milton-under-Wychwood

Home to a variety of different local businesses, including workshops, studios, offices and storage space.

New lease. £15,000 per annum.



Warehouse Accommodation, Near Deddington

New Lease. £16,000 per annum.

Adjacent fenced compound £10,000 per annum



2,400 sq ft Rural Warehouse, Todenham, Moreton-in-Marsh. New Lease. £12,000 p.a.

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RETAIL, HOSPITALITY and LEISURE BUSINESS RATES RELIEF

The table below shows, as a result of the Government's October 2024 budget announcement, the business rates payable in the financial year 2025 / 2026 compared with those payable in the financial year 2024 / 2025, There is no change for premises with a rateable value under £12,000 currently receiving Small Business Rates Relief. Those not receiving 100% SBRR will see their rates increase by 140%. This is not a comprehensive list of all Rateable Values but we hope will give those interested an accurate guide as to the increases between the 2024/ 2025 and the 2025/2026 financial years. **These increases apply to businesses receiving Retail, Hospitality and Leisure Rates Relief, which will be the vast majority of retail, pub and leisure properties not operated by national chains.**

From 1st April 2025

First Published 18th February 2025

Rateable Value	Rates Payable if no R H & L relief in place	2024 / 2025 75% Relief	2025 / 2026 40% Relief	Increase in the rates payable £	% increase in rates payable
12,000 *	Nil	Nil	Nil	NIL	NIL
12,500 *	1,039.60	259.90	623.76	363.77	140%
13,000 *	2,162.31	540.57	1,297.39	756.82	140%
13,500 *	3,368.25	842.06	2,020.95	1,178.89	140%
14,000 *	4,657.36	1,164.34	2,794.41	1,630.07	140%
14,500 *	6,029.56	1,507.39	3,617.74	2,110.35	140%
15,000	7,485.00	1,871.25	4,491.00	2,619.75	140%
15,500	7,734.50	1,933.63	4,640.70	2,707.08	140%
16,000	7,984.00	1,996.00	4,790.40	2,794.40	140%
16,500	8,233.50	2,058.38	4,940.10	2,881.73	140%
17,000	8,483.00	2,120.75	5,089.80	2,969.05	140%
17,500	8,732.50	2,183.13	5,239.50	3,056.38	140%
18,000	8,982.00	2,245.50	5,389.20	3,143.70	140%
18,500	9,231.50	2,307.88	5,538.91	3,231.03	140%
19,000	9,481.00	2,370.25	5,688.60	3,318.35	140%
19,500	9,730.50	2,432.63	5,838.30	3,405.67	140%
20,000	9,980.00	2,495.00	5,988.00	3,493.00	140%
20,500	10,229.50	2,557.38	6,137.40	3,580.02	140%
21,000	10,479.00	2,619.75	6,287.40	3,667.65	140%
21,500	10,728.50	2,682.13	6,437.10	3,754.97	140%
22,000	10,978.00	2,744.50	6,586.80	3,842.30	140%
22,500	11,227.50	2,806.88	6,736.50	3,929.62	140%
23,000	11,477.00	2,869.25	6,886.20	4,016.95	140%
23,500	11,726.50	2,931.63	7,035.60	4,103.97	140%
24,000	11,976.00	2,994.00	7,185.60	4,191.60	140%
24,500	12,225.50	3,056.38	7,335.30	4,278.92	140%
25,000	12,475.00	3,118.75	7,485.00	4,366.25	140%
25,500	12,724.50	3,181.13	7,634.70	4,453.57	140%
26,000	12,974.00	3,243.50	7,784.40	4,540.90	140%
26,500	13,223.50	3,305.88	7,934.10	4,628.22	140%
27,000	13,473.00	3,368.25	8,083.80	4,715.55	140%
27,500	13,722.50	3,430.63	8,233.50	4,802.87	140%
28,000	13,972.00	3,493.00	8,383.20	4,890.20	140%
28,500	14,221.50	3,555.38	8,532.90	4,977.52	140%
29,000	14,471.00	3,617.75	8,682.60	5,064.85	140%
29,500	14,720.50	3,680.13	8,832.30	5,152.17	140%
30,000	14,970.00	3,742.50	8,982.00	5,239.50	140%
30,500	15,219.50	3,804.88	9,131.70	5,326.82	140%
31,000	15,469.00	3,867.25	9,281.40	5,414.15	140%
31,500	15,718.50	3,929.63	9,431.10	5,502.10	140%

32,000	15,968.00	3,992.00	9,580.80	5,588.80	140%
32,500	16,217.50	4,054.37	9,730.50	5,676.13	140%
33,000	16,467.00	4,116.75	9,880.20	5,763.45	140%
33,500	16,716.50	4,179.12	10,029.90	5,850.78	140%
34,000	16,966.00	4,241.50	10,179.60	5,938.10	140%
34,500	17,215.50	4,303.87	10,329.00	6,025.13	140%
35,000	17,465.00	4,366.25	10,479.00	6,112.75	140%
35,500	17,714.50	4,428.62	10,628.70	6,200.08	140%
36,000	17,964.00	4,491.00	10,778.40	6,287.40	140%
36,500	18,213.50	4,553.37	10,928.10	6,374.73	140%
37,000	18,463.00	4,615.75	11,077.80	6,462.05	140%
37,500	18,712.50	4,678.12	11,227.50	6,549.38	140%
38,000	18,962.00	4,740.50	11,377.20	6,636.70	140%
38,500	19,211.50	4,802.87	11,526.90	6,724.03	140%
39,000	19,461.00	4,865.25	11,676.60	6,810.75	140%
39,500	19,710.50	4,927.62	11,826.30	6,898.68	140%
40,000	19,960.00	4,990.00	11,976.00	6,986.00	140%
40,500	20,209.50	5,052.37	12,125.70	7,073.33	140%
41,000	20,459.00	5,114.75	12,275.40	7,160.65	140%
41,500	20,708.50	5,177.12	12,425.10	7,247.98	140%
42,000	20,958.00	5,239.50	12,574.80	7,335.30	140%
42,500	21,207.50	5,301.87	12,724.50	7,422.63	140%
43,000	21,457.00	5,364.25	12,873.20	7,508.95	140%
43,500	21,706.50	5,426.62	13,023.90	7,597.28	140%
44,000	21,956.00	5,489.00	13,173.60	7,684.60	140%
44,500	22,205.50	5,551.37	13,323.30	7,771.93	140%
45,000	22,455.00	5,613.75	13,473.00	7,859.25	140%
45,500	22,704.50	5,676.12	13,622.70	7,946.58	140%
46,000	22,954.00	5,738.50	13,772.40	8,033.90	140%
46,500	23,203.50	5,800.87	13,922.10	8,121.23	140%
47,000	23,453.00	5,863.25	14,071.80	8,208.55	140%
47,500	23,702.50	5,925.62	14,221.50	8,295.88	140%
48,000	23,952.00	5,988.00	14,371.20	8,383.20	140%
48,500	24,201.50	6,050.37	14,520.90	8,470.53	140%
49,000	24,451.00	6,112.75	14,670.60	8,557.85	140%
49,500	24,700.50	6,175.12	14,820.30	8,645.18	140%
50,000	24,950.00	6,237.50	14,970.00	8,732.50	140%
50,500	25,199.50	6,299.88	15,119.70	8,819.82	140%

* For those benefiting from the “Supporting Small Business Relief Scheme” the increase will remain at just £600 for 2025/2026. For those unable to claim Small Business Rates Relief, the Rates Payable will be as below

12,000 *	5,988.00	1,497.00	3,592.80	2,095.80	140%
12,500 *	6,237.50	1,559.37	3,742.50	2,183.13	140%
13,000 *	6,487.00	1,621.75	3,892.20	2,270.45	140%
13,500 *	6,736.50	1,684.12	4,041.90	2,357.78	140%
14,000 *	6,986.00	1,746.50	4,191.60	2,445.10	140%
14,500 *	7,235.50	1,808.87	4,341.30	2,532.43	140%

This table has been created and published by **BANKIER SLOAN Chartered Surveyors** with our thanks to Paul Pilkington for his guidance.

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BANKIER SLOAN have published regular reports on Small Business Rates Relief, since 2012.

The latest version of our annual SBRR tables can be found here:

[www.centre-p.co.uk/Small Business Rates Relief 2025 2026.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2025_2026.pdf) and the latest report (the 17th) on SBRR can be found here [https://www.centre-p.co.uk/Small Business Rates Relief.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief.pdf)