

# OUTLOOK May 2021

Published by **BANKIER SLOAN** Chartered Surveyors

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

## Planning permission - Out of town food retail - Banbury:

We have instructions to seek interest from potential food retail operators or their retained agents for a new store, with a tradeable area measuring 1,235 sq mtrs, on a site that totals 0.9 hectares.

It is our client's intention to construct the scheme to the requirements of any ingoing tenant(s) and to hold the property as a long-term investment. Our clients are expecting to grant a new 20 / 25 year lease. Outline consent was granted on the 15th April 2021. The site will include parking for 86 private vehicles and the application details can be found by clicking <https://planningregister.cherwell.gov.uk/Planning/Display/20/03353/OUT> It is appreciated that the development is likely to generate interest also from non-food retailers and our clients are prepared to consider such requests in conjunction with food retailers who may wish to only operate a convenience store at this location. This is an exceptional opportunity, in a prominent location adjacent to the A4260 (Banbury to Oxford). The latest figures from the Department of Transport shows the average daily flow of motor vehicles passing the site is over 21,000. All interested parties are asked to email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



**Freehold Wanted - Warehouse / Workshop:** We have been retained to assist in the acquisition of freehold premises. Our search is within ten miles of Banbury, for owner occupation, and we are looking for premises of approximately 20,000 sq ft. Our clients have substantial funds available for an immediate purchase, and existing owners and agents are invited to send full details to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

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

[https://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Fenny\\_Compton.pdf](https://www.centre-p.co.uk/To_Let_Workshop_Fenny_Compton.pdf)

**Groves Industrial Estate, Milton-under-Wychwood:** We have been delighted to assist in the management of this historic business location over the last three years, and we have produced in the last month our latest brochure promoting occupiers which we thought may be of interest to readers. As you will see, we also have available just one remaining workshop at a rent of £12,000 per annum. Please see [https://www.centre-p.co.uk/Groves\\_Industrial\\_Estate.pdf](https://www.centre-p.co.uk/Groves_Industrial_Estate.pdf)



## WORKSHOP TO LET Milton under Wychwood

1,666 sq ft. Rent: £12,000 per annum plus VAT

[https://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Milton\\_Under\\_Wychwood\\_Feb2021.pdf](https://www.centre-p.co.uk/To_Let_Workshop_Milton_Under_Wychwood_Feb2021.pdf)

We are always happy to speak to owners who might feel our management experience can assist in promoting their premises, and of course increasing their income!

# BANKIER SLOAN

Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)

## FOUNDRY INDUSTRIAL ESTATE

### WORKSHOPS TO LET

Agents: BANKIER SLOAN  
01295 688384

**BANBURY TOWN CENTRE  
OPPOSITE MORRISONS**

**Long Established Industrial Location**

**Short Term Leases**

**Warehouse & Workshop Space**

[https://www.centre-p.co.uk/Short\\_term\\_Let\\_Store\\_Workshop\\_Banbury.pdf](https://www.centre-p.co.uk/Short_term_Let_Store_Workshop_Banbury.pdf)



**TO LET: 3,800 sq ft WAREHOUSE / STORAGE.  
Astrop Park Farm, Kings Sutton OX17 3QN.  
New 3 year lease. £12,000 per annum.**

[https://www.centre-p.co.uk/To\\_Let\\_Warehouse\\_Storage\\_Kings\\_Sutton.pdf](https://www.centre-p.co.uk/To_Let_Warehouse_Storage_Kings_Sutton.pdf)

Interest in industrial premises remains strong, illustrated by the fact that at both ends of the market premises we offer have generated immediate interest. In our April issue of OUTLOOK we promoted for the first time a substantial property on Telford Road, Bicester and this is now under offer with completion expected in the next six weeks. On the former Swan Foundry site, in the centre of Banbury, we have now let five small workshops and will shortly be offering units of between 2,500 sq ft and 3,500 sq ft at very competitive rents on short term leases.

**Industrial requirement:** We have been asked to acquire, on behalf of a long term client, an industrial unit of between 80,000 sq ft and 100,000 sq ft within an hours drive of Birmingham. Owners or agents with any potential sites are asked to send details to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



**TO LET: Two 1,200 sq ft Rural Workshop. Meadows Works,  
Lodge Farm, Tadmerton Heath Road, Hook Norton, Banbury,  
Oxfordshire OX15 5DQ. New 3 year lease. Each £120 per week.**

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



**To Let: Clifton Road, Deddington. 5,000 sq ft. Warehouse / Workshop. M.O.T consent.  
New Lease. £32,000 per annum.**

[https://www.centre-p.co.uk/To\\_Let\\_Workshop\\_Warehouse\\_Storage\\_Deddington.pdf](https://www.centre-p.co.uk/To_Let_Workshop_Warehouse_Storage_Deddington.pdf)

# AVAILABLE OFFICES SHORT & LONG TERM LEASES



**TO LET: Office. Clifton Road, Deddington**  
**Rent: £7,500 plus VAT per annum.**

[https://wwwcentre-p.co.uk/Office\\_to\\_let\\_Clifton\\_Road\\_Deddington.pdf](https://wwwcentre-p.co.uk/Office_to_let_Clifton_Road_Deddington.pdf)



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

[https://wwwcentre-p.co.uk/To\\_Let\\_Office\\_Accommodation\\_Moreton\\_in\\_Marsh.pdf](https://wwwcentre-p.co.uk/To_Let_Office_Accommodation_Moreton_in_Marsh.pdf)



**TO LET: Two Self Contained, First Floor Offices.**  
**Oxbow Farm, Avon Dassett CV47 2AQ.**  
**New Lease. £6,600 per annum.**

[https://wwwcentre-p.co.uk/Office\\_Avon\\_Dassett.pdf](https://wwwcentre-p.co.uk/Office_Avon_Dassett.pdf)



**Single ground floor office within Sugarswell Business Park, offering**  
**a wonderful working environment with superfast fibre broadband,**  
**unlimited parking. £120 per week.**

[https://wwwcentre-p.co.uk/Sugarswell\\_Business\\_Park\\_Office\\_Accommodation.pdf](https://wwwcentre-p.co.uk/Sugarswell_Business_Park_Office_Accommodation.pdf)



**TO LET: OFFICES**  
**BANBURY TOWN CENTRE**  
**Alexandra House Church Passage**  
**230 sq ft & approximately 100 sq ft**



**TO LET: Offices. Brixfield Park, Kington**  
**Available from £60 per week**

# OUTLOOK May 2020



**TO LET: Potential Café /Tourist Centre.**  
Mount Farm Park, Ratley, OX15 6DW. Ground Floor.  
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)



**TO LET: Ground Floor Lock-up  
Retail Unit / Potential Office.**  
Hill View Crescent, Banbury.  
Take-Away Planning Application.  
New Lease. Rent: £7,800 per annum.

[https://www.centre-p.co.uk/To\\_Let\\_Retail\\_Hillview\\_Crescent.pdf](https://www.centre-p.co.uk/To_Let_Retail_Hillview_Crescent.pdf)



**SHORT TERM LETS  
BANBURY TOWN CENTRE.**  
Warehouse, Workshop and Storage.

[https://www.centre-p.co.uk/Short\\_term\\_Let\\_Store\\_Workshop\\_Banbury.pdf](https://www.centre-p.co.uk/Short_term_Let_Store_Workshop_Banbury.pdf)

**WARNING to Retailers and those in Hospitality:** Are you a retailer or in hospitality, with a rateable value in excess of £15,000? Have you recently received a Non-Domestic Rates bill from your council for the financial year 1st April 2021 to 31st March 2022 showing ZERO? Be warned, this in our opinion is mis-leading. The government support is 100% only for the first three months of the new financial year, it will then reduce to 66%. You WILL therefore receive a second bill, probably around the 10th June to cover the period 1st July 2021 to 31st March 2022. It will show you owe 34% of your usual rates payment for this nine month period. We thought we'd let you know now so you can budget and it won't then come as a shock! If you have a rateable value between £12,000 and £15,000 and would usually receive rates relief under the Small Business Rates Relief Scheme [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2021\\_2022.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf) your payment will also "kick-in" on 1st July at 34%.

**You can't appeal your Rateable Value on any grounds relating to COVID -19:** The government will be legislating (retrospectively) to insure the 200,000+ appeals the Valuation Office now have on the grounds of Covid19 claiming a "Material Change of Circumstances" go nowhere! Don't be mis-led by any company suggesting you can make such a claim. They are wrong and they may cost-you! If you've already been caught-out or are still considering such an appeal, you're welcome to e-mail and we'll send you Chapter-and-Verse in exchange for coffee and brownies! Please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Car parking spaces, Banbury:** As businesses return to Banbury town centre, we are once again able to offer car parking spaces within 100 metres of Banbury Cross. These are available at £20 per week and should you be interested please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Local grants:** Local councils are continuing to give out grants to many businesses effected by Covid and we would refer you to the last page of our April OUTLOOK for further details. This can be found under our latest newsletters at <https://www.centre-p.co.uk/LATESTNEWS.htm>

**Available properties:** To view all properties that we are currently marketing please see the listing on our website at <https://www.centre-p.co.uk/availableproperties.htm>

If you are reading this issue of OUTLOOK in print format we strongly recommend that you visit our website at [https://www.centre-p.co.uk/OUTLOOK\\_May\\_2021.pdf](https://www.centre-p.co.uk/OUTLOOK_May_2021.pdf) in order to benefit from the many links included.

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