



Published by **BANKIER SLOAN** Chartered Surveyors  
**Celebrating 35 Years in Business**

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

### 35 YEARS IN BUSINESS

On the 15th November 1984 the local paper in North Oxfordshire, The Banbury Guardian, ran a small article featuring a young (!) Chartered Surveyor who was announcing that day the establishment of a practice specialising in Industrial, Retail and Office property. I would like to thank our many clients who have continued to provide us with work since that date. We have many more years ahead. We continue to enjoy our work and meeting many established and new clients. It is the local business community that makes our work enjoyable and interesting, and we thank you all for your continuing support.

**Banbury Guardian extract - 15th November 1984**



© Ian Sloan.

### Ian heads new firm

A specialist firm setting out to assist individuals and companies involved in commercial property transactions was launched in North Oxfordshire this week.

Bankier Sloan, headed by chartered surveyor Ian Sloan will deal with sales and lettings of all types of commercial and industrial property including factory units, offices and shops.

The new firm, based in Deddington, will also carry out property valuations, act for clients involved in rent reviews, liaise with planning authorities and offer expert advice on rating, taxation and project funding.

Mr Sloan said: "There is acute demand for a professional agency dealing solely with commercial property in North Oxfordshire.

"Expert advice at an early stage of any property transaction can save the individual or company valuable time and money."

Ian Sloan is an Associate Member of both the Royal Institution of Chartered Surveyors and the Society of Valuers and Auctioneers.



**2,500 sq ft Warehouse/Workshop.  
£20,000 p.a. plus VAT. 5% service charge.**

[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)



**Unit 29a/b. £120 per week plus VAT.  
5% service charge. 2 inter-connecting  
self-contained offices/showrooms.**

[http://www.centre-p.co.uk/Workshops\\_Storage\\_To\\_Let\\_Milton\\_Under\\_Wychwood.pdf](http://www.centre-p.co.uk/Workshops_Storage_To_Let_Milton_Under_Wychwood.pdf)



**TO LET: 5,000 sq ft Workshop.  
Banbury. £18,000 p.a. plus VAT.**

[http://www.centre-p.co.uk/5,000sqft\\_Unit\\_to\\_Let\\_Banbury.pdf](http://www.centre-p.co.uk/5,000sqft_Unit_to_Let_Banbury.pdf)

**NOVEMBER 2019**

**Tel:01295 688384 / 07831 338111  
email:reception@centre-p.co.uk**



**TO LET: Unit 18, Bays 2 & 3, Groves Business Park, Milton-under-Wychwood, OX7 6JP. 2,100 sq ft Workshop / Storage Space. £16,500 plus VAT per annum.**

[http://www.centre-p.co.uk/Workshops\\_Storage\\_To\\_Let\\_Milton\\_Under\\_Wychwood.pdf](http://www.centre-p.co.uk/Workshops_Storage_To_Let_Milton_Under_Wychwood.pdf)

**RICS : CPD:** If you are continuing to wonder how to fill in your RICS return on-line to show you have met the required hours of CPD we have some suggestion to meet your "Informal" study. One was financed by central government and will give you at least five hours on its own ! We made a FOI claim and were told it cost £94,000 to produce. It is entitled IMPACTS OF COMMERCIAL PROPERTY DEVELOPMENT but I still don't understand it after nine months! It may make great Christmas reading. Please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk). By attending a conference in Milton Keynes in mid-October I'm pleased to report I have now met the twenty hours annual requirement and will be pleased to continue to attend such courses in the coming years to update my knowledge for the benefit of our clients.

**WANTED INDUSTRIAL INVESTMENT up to £250,000.**

We have money to spend on behalf of a client seeking any industrial unit (or may be a Take-Away) within 30 miles of our office. Please send details to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) or telephone 01295 688384. We are fully retained so require no fee.

**ROUGH & READY** workshop/ storage units to let within 6 miles of Banbury. Available short or long term under agreements from just £60 to £85 per week. Please call 01295 688384.

**OPEN STORAGE:** Bankier Sloan have been asked to market a 12,000 sq ft yard, on a new lease, at a rent of £15,000 per annum. This yard is situated in Aynho and can be split if required to meet the needs of an ingoing tenant(s). Please see [http://www.centre-p.co.uk/Yards\\_to\\_let\\_Banbury\\_July\\_2019.pdf](http://www.centre-p.co.uk/Yards_to_let_Banbury_July_2019.pdf)



**TO LET: 1,250 sq ft, Office/Workshop, Walnut Tree Workshops, St Thomas Street, Deddington. New 3 or 6 Year Lease. Rent: £15,000 p.a.**

[http://www.centre-p.co.uk/To\\_Let\\_Office\\_Workshop\\_St\\_Thomas\\_Street\\_Deddington.pdf](http://www.centre-p.co.uk/To_Let_Office_Workshop_St_Thomas_Street_Deddington.pdf)



**TO LET: Office / Workshop Heath Business Park, Coalpit Lane, Wolston New 3 year Lease. £8,000 p.a.**

[http://www.centre-p.co.uk/TO\\_LET\\_Office\\_Workshop\\_Wolston\\_Rugby.pdf](http://www.centre-p.co.uk/TO_LET_Office_Workshop_Wolston_Rugby.pdf)

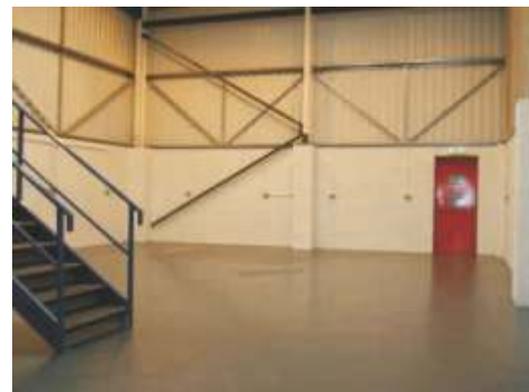
**BANKIER SLOAN Chartered Surveyors**  
Tel: Banbury 01295 688384, Mobile: 07831 338111  
email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)

**2021 REVALUATION:** The Chancellor of The Exchequer announced in December 2018 a property Revaluation in April 2021, bringing forward the proposed dated by twelve months, the main aim being to help many town centre retailers. The Non-Domestic Rating (Lists) Bill 2017-19 was however lost as Parliament was prorogued about 8 weeks ago. I was however told the legislation will return in the new parliament; that will not now happen! Re-valuing over 1 million non-domestic properties takes time and I do wonder if the Valuation Office, who continue to work very hard on the basis that the legislation will progress, will have enough time to produce, as initially proposed, the Draft Valuation List by 31st December 2020. A final thought on this issue if you received a REQUEST FORM from the Valuation Office and were asked in the last 2 years to complete it in the 56 days requested and failed to do so, and failed to do so again when you received a reminder. You may have received a fine of £100. As the legislation was never passed I think you may be due a refund! Has anyone been fined for non-return of the REQUEST FORM? Please make contact at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Discretionary Business Rates Relief (2017)** We expect shortly to published our up-dated report on this issue which looks at the allocation of FREE Central Government money handed to local authorities to GIVE AWAY to local businesses. Whilst our local councils appear to have done well in the 2018 / 2019 financial year we still expect the non-allocation of funds to exceed £7 million in England. Our work continues. If you're interested in how your local council did please send us an e-mail . For those who think it really doesn't matter please spend a moment and read this one page article that appeared in Money Mail on 31st October 2018 and quoted our work <https://www.thisismoney.co.uk/money/news/article-6335101/The-Chancellors-got-1-6bn-help-shops-councils-failed-make-use-helping-hand.html> We have already found a number of councils that have continued to fail to support their local businesses.



**TO LET: 750 sq ft Workshop, Banbury. £8,250 per annum.**  
**New Lease.** [http://www.centre-p.co.uk/TO\\_LET\\_Unit\\_2\\_Thorpe\\_Way\\_Banbury.pdf](http://www.centre-p.co.uk/TO_LET_Unit_2_Thorpe_Way_Banbury.pdf)



Possibly the three best small industrial units to come onto the market in Banbury in recent years will be available for re-occupation from the 1st February 2020 following complete redecoration. Located on Thorpe Way Industrial Estate, these units which are currently linked, will be separated with each having a footprint of 1,600 sq ft. We are seeking rents of £16,000 per annum plus VAT per unit. For full details please see [http://www.centre-p.co.uk/To\\_Let\\_Thorpe\\_Mead\\_Workshops.pdf](http://www.centre-p.co.uk/To_Let_Thorpe_Mead_Workshops.pdf)

**BANKIER SLOAN Chartered Surveyors**

**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)**

**RICS PRESIDENT 2019 / 2020:** Congratulation to TIM NEAL who will be enrolled this month as the new RICS President. BANKIER SLOAN expect to be able to entertain Tim during the coming year and show him some of our clients great premises. Tim is about to embark on a year travelling the world promoting the work of the Royal Institution of Chartered Surveyors. Tim we are sure is the first RICS President born and bred in the North Oxfordshire village of Epwell!



**RURAL MOBILE PHONE COVERAGE:** This may well interest local fellow Surveyors and many OUTLOOK readers who continue to suffer from poor mobile reception service in the local area. Please see <https://www.gov.uk/government/news/1-billion-deal-set-to-solve-poor-mobile-coverage>

**DESIGN GUIDANCE:** We know many architects, building surveyors and designers read OUTLOOK so in case this is your specialism I thought we should share this recent publication by central government. <https://www.gov.uk/government/publications/new-nuclear-power-plants-generic-design-assessment-guidance-for-requesting-parties/new-nuclear-power-plants-generic-design-assessment-guidance-for-requesting-parties>. All comments welcome.

To view all of our Available Properties please see <http://www.centre-p.co.uk/availableproperties.htm>

**31st October. Planning permission granted for Change of Use. 4,500 sq ft rural workshop, Brailes. For lease details please telephone 01295 688384.**

**Christmas Money:** As happened when Bankier Sloan reached twenty five, I again invite readers of OUTLOOK to REPLY to this newsletter, and for every reader that simply writes HAPPY BIRTHDAY in the SUBJECT BOX Lucy my assistant will receive £3. The only criteria is that you cannot send more than one reply from the same e-mail address! Please respond via [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

## TO LET Milton-under-Wychwood



**Groves Business Park, Milton-under-Wychwood. Available shortly. Lock-up unit / store. £50 per week. plus 5% service charge.**

[http://www.centre-p.co.uk/Workshops\\_Storage\\_To\\_Let\\_Milton\\_Under\\_Wychwood.pdf](http://www.centre-p.co.uk/Workshops_Storage_To_Let_Milton_Under_Wychwood.pdf)



**TO LET: Open Storage, Aynho, Banbury. New 1 to 3 Year Leases. 3,900 sq ft Yard @ £8,000 p. a.**

[http://www.centre-p.co.uk/Yards\\_to\\_let\\_Banbury\\_July\\_2019.pdf](http://www.centre-p.co.uk/Yards_to_let_Banbury_July_2019.pdf)



**TO LET: 3,000 sq ft Workshop, with additional rear external yard. Thorpe Way, Banbury New Lease. £22,000 per annum plus VAT**

[http://www.centre-p.co.uk/TO\\_LET\\_Unit\\_7\\_Thorpe\\_Way\\_Banbury.pdf](http://www.centre-p.co.uk/TO_LET_Unit_7_Thorpe_Way_Banbury.pdf)

# BANKIER SLOAN Chartered Surveyors

**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)**