

OUTLOOK October 2020

Published by **BANKIER SLOAN** Chartered Surveyors

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

As COVID19 continues to be a major issue, both myself and my assistant Lucy hope you are well and keeping safe. We continue to be surprised by the amount of activity in the commercial property market. Retailing is understandably going through a difficult time but investors and those seeking industrial premises remain very active.

We hope not only the property details but also the links we have provided within this newsletter are of interest to our readers.

We will be pleased to hear from any existing or new clients who believe we can provide a professional service in the coming months.

I wonder if the Treasury will ever bring back BUSINESS RATES to pubs, Restaurants and the Hospitality industry? These businesses are struggling and as time goes by, and the hours of business become more restrictive the return of Business Rates into these sectors look I believe ever-more unlikely. With local councils needing to plan their 2021 / 2022 budgets early in the New Year an announcement prior to Christmas will surely be required to give certainty to local council Finance Officers.

The Retail sector will hope for the same outcome, but the cost of continuing ZERO RATES beyond April 2021 in this sector will be too much I believe for the Treasury and local councils would not welcome such a move, as much of their income comes from this source (even if indirectly via central government!).

Thank you to business rates departments. Due to Bankier Sloan's long term interest in Business Rates Relief we have had many clients approach us in recent months for advice relating to the COVID19 business grants, some of which were connected to rateable values. We would like to thank the officers dealing with these applications who we appreciate have had a very busy time. Their helpful and professional approach has been much appreciated.



Unit 2, 9c Thorpe Close, Banbury, OX16 4SW

New Lease. £20,000 per annum.

http://www.centre-p.co.uk/To_Let_Thorpe_Close_Workshop_Unit_2_9c.pdf



Commercial Food Preparation unit, Shenington. Contains 3 main freezers. Large food preparation room. Food stores. Office. Washing facilities.

http://www.centre-p.co.uk/To_Let_Food_Preparation_Unit_Shenington.pdf



TO LET: 410 sq ft Shop / Office. King's Sutton, OX17 3RT.

New 3 Year Lease @ £7,000 per annum.

http://www.centre-p.co.uk/Shop_Office_Kings_Sutton_MAY_2020.pdf

Viewing via agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

email: reception@centre-p.co.uk, www.centre-p.co.uk



TO LET: Workshop / Storage / Office Kineton.
Approximately 1,695 sq ft. £12,000 plus VAT p.a.
https://www.centre-p.co.uk/To_let_workshop_Kineton.pdf



NAPTON, Nr Southam. 2,400 sq ft. £15,000 p.a.
http://www.centre-p.co.uk/To_Let_Napton_2,400_sq_ft_Workshop.pdf



TO LET: 575 sq ft Workshop / Storage / Office. Unit 5, Willersey Business Park, Willersey, Nr. Broadway, WR12 7PR. New Lease. £7,200 per annum.
https://www.centre-p.co.uk/Workshop_Storage_Office_to_let_Willersey.pdf

HMRC internal manual. Inheritance Tax Manual.
Rules about excepted estates: what is not an excepted estate.

<https://www.gov.uk/hmrc-internal-manuals/inheritance-tax-manual/ihtm06023>

Department of Environment Food & Rural Affairs
Butterflies in England: species of the wider countryside on farmland and in woodland, 1990 to 2019.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/919741/Butterflies_in_England_1990_2019_accessible.pdf

HMRC internal manual. VAT Valuation Manual

<https://www.gov.uk/hmrc-internal-manuals/vat-valuation>

National statistics announcement.

House building: new build dwellings, England: January to June 2020

House building; new build dwellings, starts and completions by tenure

<https://www.gov.uk/government/statistics/announcements/house-building-new-build-dwellings-england-april-to-june-2020>

Cotswold District Council appoints new Chief Executive.

Robert Weaver was confirmed as the new Chief Executive for Cotswold District Council at a meeting of Full Council

<https://news.cotswold.gov.uk/news/cotswold-district-council-appoints-new-chief-executive>

Create a coronavirus NHS QR code for your venue.

You should create and display a QR code if you are: a business, place of worship or community organisation with a physical location that is open to the public.

<https://www.gov.uk/create-coronavirus-qr-poster>

This OUTLOOK contains some of our available properties. To view our full list please see

<https://www.centre-p.co.uk/availableproperties.htm>

Investment for Sale: £185,000

We have been instructed by executors to dispose of this small office investment in the attractive North Oxfordshire village of Deddington. We would strongly recommend this to those seeking an investment opportunity. For further details please email reception@centre-p.co.uk



Current business unaffected



Wanted: Substantial Factory Premises

We continue to be retained by a Banbury based business seeking to relocate to a freehold property. We anticipate the premises to be up to 20,000 sq ft with good parking. We would be grateful to receive details either from the owners of such premises or their agents. Please telephone 01295 688384 or email reception@centre-p.co.uk

ABC Guide to Businesses in Moreton-in-Marsh

We have again updated our listings of businesses based in Moreton-in-Marsh. To view please see https://www.centre-p.co.uk/Moreton_in_Marsh_BUSINESS_GUIDE.pdf



Ground Floor Lock-up Shop, Deddington.
New 3 or 6 Year Lease. Rent: £8,000 per annum.
http://www.centre-p.co.uk/To_Let_High_Street_Shop_Deddington.pdf



TO LET: Office Accommodation. Shenington. New Lease.
432 sq ft Upper Floor Office @ £120 per week, plus VAT.
http://www.centre-p.co.uk/Sugarswell_Business_Park_Office_Accommodation.pdf



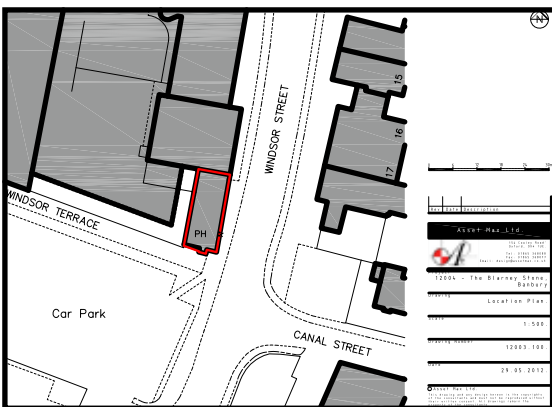
RESTAURANT TO LET DEDDINGTON. These premises are being offered on a new lease at £30,000 per annum. Premium requested £20,000. Living accommodation on the first floor.



OFFICE ACCOMMODATION TO LET: Avon Dassett. £6,600 per annum (£550 per month). New Lease.

**AVAILABLE SOON. Banbury Town Centre
WORKSHOP / STORAGE / WAREHOUSE SPACE
SHORT TERM LEASES (up to 2 years)
FLEXIBLE LEASES. COMPETITIVE RENTS
1,000 sq ft - 8,000 sq ft**

TO LET: CENTRAL BANBURY OX16 5AS
Ground Floor Lock-up with Planning Permission
as a Coffee House / Café
New lease. £12,000 per annum, plus 5% service charge



Ian B. Sloan

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Lucy Castle