

OUTLOOK October 2024

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 continue to be grateful to those clients who retain our services, both on a continuous basis and with one off instructions. We hope there is something within this latest OUTLOOK to interest all readers. With the heavy rain of recent weeks, we have needed to instruct insurers on two properties which we manage and we have been very grateful for the efficiency of the NFU Insurance office in Moreton-in-Marsh, who have reacted immediately in both cases. The Royal Institution of Chartered Surveyors, of which I am a member, produce a guidance note on flooding and for those who are interested it can be found www.ricsfirms.com/media/1185/rics-consumer-guide-flooding.pdf

As in the past, this OUTLOOK does not contain details of all premises we are marketing, these can be found by clicking www.centre-p.co.uk/availableproperties.htm

TO LET: Shipston-on-Stour *Available due to relocation*



We have a beautiful showroom becoming available at the end of February 2025 at the latest on Tilemans Lane, Shipston-on-Stour. Set within a row of four prominent units, we are seeking a rent of £12,000 p.a. www.centre-p.co.uk/To_Let_Workshop_Showroom_Shipston_on-Stour.pdf



FREEHOLD FOR SALE Warehouse / Workshop.
Unit 8, Overthorpe Road Industrial Estate, Banbury OX16 4SX.
£220,000. www.centre-p.co.uk/Freehold_for_Sale_Banbury.pdf



TO LET: Excellent Ground & First Floor Office.
Unit 7, Blackwell, Shipston-on-Stour CV36 4PE.
575 sq ft. Rent £7,200 per annum.
www.centre-p.co.uk/Workshop_Offices_to_let_Warwickshire.pdf

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Farm Diversification

Following our recent attendance at the 2024 Moreton Show, we have updated our brief guide on diversification and this can be found at www.centre-p.co.uk/Farm_Diversification.pdf

TO LET Near Brackley : 3,600 sq ft storage

3,600 sq ft. Becoming available 1st November 2024. This rural inexpensive accommodation will be ideal for those looking for long term storage, although regular access is available. It is located behind electronic gates and close to a private residence which gives extra security.

Investments required

Following our article in last months OUTLOOK we are pleased to report we were sent details within forty eight hours of a property which my clients have now agreed to purchase and solicitors have been instructed. We continue to seek further investments, particularly in North Oxfordshire and the North Cotswolds.

We have one-long standing client who would prefer to purchase premises in Brackley and surrounding areas, as it is an area that we both know very well. We have approximately £500,000 to spend and are looking to do so before the end of this financial year. Our client's preference is a warehouse / industrial unit or potentially a rural property requiring investment. Once again we are fully retained and will require no fee from an owner or agent who may wish to discuss this requirement.

If you are reading this in a print format, we strongly recommend you view www.centre-p.co.uk/Outlook_OCTOBER_2024 in order to benefit from the many links within this page.



Business Rates : Private Schools

While many publications have focused on the addition of VAT at 20% on private school fees, there has perhaps understandable, been little written about the removal of Business Rates Relief for those private schools which have charitable status. Many large private schools will have to date received 80% relief as they operate as charities, the ending of this relief is likely to add at least £250,000 pa to the running costs of many such establishments.

Winter Fuel Allowance. A simple solution ?

An issue that will affect many readers of OUTLOOK, is the loss of the £300 annual winter fuel allowance. I have been very confused why any government would find it so difficult to be much more selective on who should, and should not, receive the allowance going forward. I appreciate that "means-testing" can be expensive to implement and some would say intrusive; but could the government have not, and maybe still could, simply say only pensioners paying no more than the basic rate of tax be allowed to receive the allowance? Many paying 40% tax, I'm sure, would agree they shouldn't be eligible.



Can any readers of OUTLOOK tell me where I was when I took this picture? Myself and Lucy will be delighted to entertain for coffee those who can confirm the location. Please see www.centre-p.co.uk/Coffee_in_the_Cotswolds.pdf

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