

OUTLOOK March 2015

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

The last month has been busy, successfully letting small units on Banbury's industrial estates, as well as receiving instructions to market excellent workshops of 750 sq ft and 1,500 sq ft. We have advised clients on the acquisition of a small industrial portfolio on Thorpe Way, Banbury and have generated good interest in a unique 740 sq ft workshop in Moreton-in-Marsh. (See details below).

MADE IN MORETON is taking place this month and we hope many of our clients and friends will accept our invitation to join us and take the opportunity to view the Fosseyway Business Park, which we are proud to have managed for the last eighteen years on behalf of our clients. Details of events can be found at

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



Available due to relocation



TO LET: Units 11 & 13, Thorpe Way Industrial Estate. 1,500 sq ft & 750 sq ft. £14,500 p.a. & £8,000 p.a.
http://www.centre-p.co.uk/Workshops_to_let_Banbury.pdf

Property Management: As many readers will know we manage a number of premises on behalf of clients. We have recently updated our guidance notes on this subject which can be read at
http://www.centre-p.co.uk/The_Management_of_Premises.pdf



TO LET: 740 sq ft Workshop / Storage, Fosseyway Business Park, Moreton-in-Marsh, Gloucestershire.
New lease. £6,000 per annum.

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



TO LET: Industrial Premises, Thorpe Way Industrial Estate, Banbury. Excellent Ground Floor 2,400 sq ft Workshop & Offices. First Floor Office 600 sq ft. Mezzanine Floor 800 sq ft. New lease. £25,000 p.a.
http://www.centre-p.co.uk/To_let_Industrial_Premises_Banbury_.pdf

BANKIER SLOAN

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Chipping Norton: We have instructions to market an attractive lock-up shop / office, which will be becoming available late summer. We anticipate asking a rent of £8,000 per annum. If you would like further information please email reception@centre-p.co.uk.

Investment wanted: We have two very serious retained clients seeking commercial investments up to half a million pounds. Ideal lot sizes will range from £50,000 to £250,000 in locations from Rugby in the north, to the north Cotswolds and Deddington in the south. Please see <http://www.centre-p.co.uk/PropertyRequirementList.htm>

Serviced Offices, Deddington: Available on license up to six months. License fee from £5,000 per annum. Please see http://www.centre-p.co.uk/Offices_to_let_Deddington_Oxfordshire.pdf

Payment policy: Bankier Sloan has a policy of paying all invoices within seven days, and usually by return. We know that this is much appreciated by our suppliers. Readers will appreciate however that this only works because our clients are fantastic at paying our invoices. We continue to be grateful to our many loyal clients who pay by return.

RICS Commercial Property Survey. Once a quarter the RICS publish a report based on the information provided by leading Chartered Surveying practices across the county. We have been providing comments and information for many years and if you wish to receive a copy of the latest report please e-mail reception@centre-p.co.uk, writing *RICS Quarterly Report* in the Subject box and this will automatically be sent you. We believe it is an interesting overview of the market over recent years, as well as giving an indication of how my fellow Chartered Surveyors believe the property market is at the present date.



Small Business Rates Relief

I am pleased to be giving another brief talk on this subject, this time in Birmingham city centre. Details are available at: <http://www.rics.org/bhamsmelunch>

For those who wish a summary of this scheme please see the table on page 3 below.

For a full list of all our available properties please see <http://www.centre-p.co.uk/availableproperties.htm>

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TO LET: Separate Self-Contained 822 sq ft Office. £8,000 p.a.
<http://www.centre-p.co.uk/WeaversCourt.pdf>



TO LET: 320 sq ft Ground floor, semi-detached, lock-up shop/office. Kings Sutton, Nr. Banbury. New lease. £4,800 p.a.
<http://www.centre-p.co.uk/Kings%20Sutton.pdf>



TO LET: 413 sq ft Shop / Office, Middleton Cheney. £7,500 p.a.

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



TO LET: 5,000 sq ft workshop / storage, plus substantial yard, with M.O.T vehicle workshop planning permission. New lease. £25,000 per annum.
http://www.centre-p.co.uk/To_Let_Workshop_Oxfordshire.pdf



Unit 3, Thorpe Way
Industrial Estate, Banbury

1,500 sq ft Ground Floor Workshop with 400 sq ft First Floor storage. New lease. £11,000 p.a.
For further details please email reception@centre-p.co.uk

Small Business Rates Relief 2015 / 2016

Below is a table showing a sample of rates which will be payable by businesses claiming Small Business Rates Relief who occupy a single property having a Rateable Value between £6,000 and £12,000, for the financial year 2015 / 2016. This information is provided to assist all local companies who believe they may be eligible. Most councils believe there are many companies unaware of the substantial reduction in rates available to them as a result of the Small Business Rates Relief scheme.

For information on additional retail rates relief please see <http://www.centre-p.co.uk/AdditionalRatesRelief.pdf>

Businesses occupying only one property with a rateable value below £6,000 should be paying NO rates.

These figures are based on the Small Business non-domestic multiplier for 2015-16 which has been set at 48p in the pound. An additional discount of £1,500 is being made available this year to shops, pubs and restaurants having a rateable value below £50,000. If such businesses operate from a single property they should not therefore be paying any rates if their rateable value is £8,250 or less.

Key: RV - Rateable Value

£ - Amount payable after claiming Small Business Rates Relief for financial year 2015 / 2016

N.B. These figures may vary by a few pence due to decimal point calculations.

RV	£	RV	£	RV	£	RV	£
6,050	24.23	7,550	937.01	9,050	2,210.37	10,550	3,842.64
6,100	48.85	7,600	973.65	9,100	2,259.34	10,600	3,905.25
6,150	73.87	7,650	1,010.79	9,150	2,307.53	10,650	3,966.26
6,200	99.29	7,700	1,048.23	9,200	2,357.26	10,700	4,025.45
6,250	125.11	7,750	1,107.10	9,250	2,407.30	10,750	4,089.09
6,300	151.34	7,800	1,124.30	9,300	2,457.60	10,800	4,150.83
6,350	177.95	7,850	1,162.90	9,350	2,508.06	10,850	4,213.86
6,400	204.98	7,900	1,201.82	9,400	2,558.61	10,900	4,278.25
6,450	232.41	7,950	1,241.26	9,450	2,610.68	10,950	4,340.43
6,500	260.23	8,000	1,281.12	9,500	2,662.77	11,000	4,403.85
6,550	288.46	8,050	1,321.28	9,550	2,714.80	11,050	4,468.55
6,600	317.08	8,100	1,362.06	9,600	2,766.67	11,100	4,543.57
6,650	346.10	8,150	1,402.88	9,650	2,819.98	11,150	4,598.00
6,700	375.54	8,200	1,444.61	9,700	2,873.04	11,200	4,662.65
6,750	405.36	8,250	1,486.11	9,750	2,927.56	11,250	4,728.55
6,800	435.58	8,300	1,528.36	9,800	2,981.70	11,300	4,795.71
6,850	466.19	8,350	1,571.29	9,850	3,037.32	11,350	4,864.20
6,900	497.21	8,400	1,614.21	9,900	3,092.43	11,400	4,929.60
6,950	528.65	8,450	1,657.63	9,950	3,146.92	11,450	4,996.19
7,000	560.49	8,500	1,701.49	10,000	3,202.80	11,500	5,064.00
7,050	592.75	8,550	1,745.68	10,050	3,260.11	11,550	5,133.07
7,100	625.29	8,600	1,790.13	10,100	3,316.64	11,600	5,203.43
7,150	658.42	8,650	1,835.53	10,150	3,372.24	11,650	5,270.45
7,200	691.80	8,700	1,881.03	10,200	3,429.17	11,700	5,338.00
7,250	725.64	8,750	1,926.53	10,250	3,487.47	11,750	5,412.21
7,300	759.93	8,800	1,972.79	10,300	3,547.18	11,800	5,482.55
7,350	794.57	8,850	2,019.81	10,350	3,605.76	11,850	5,548.71
7,400	829.47	8,900	2,066.57	10,400	3,663.02	11,900	5,621.43
7,450	864.94	8,950	2,113.94	10,450	3,724.33	11,950	5,695.46
7,500	900.79	9,000	2,161.89	10,500	3,784.25	12,000	5,765.04

This information is provided by **BANKIER SLOAN** Chartered Surveyors. We would welcome the opportunity of assisting any companies requiring further help. It is **still possible** to claim Small Business Rates Relief going back to the financial year 2010 / 2011, and substantial refunds are still available to many small businesses. For **free** advice please contact either your local council or Ian B Sloan FRICS at reception@centre-p.co.uk, 01869 338866 / 01608 652888 / 07831 338111 or read our on-line report on Small Business Rates Relief at http://www.centre-p.co.uk/Small_Business_Rates_Relief_.pdf