

OUTLOOK December 2017

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



Welcome to our December issue of OUTLOOK. We are delighted to share with you some new properties that we are bringing to the market. Whether you are looking for an office, workshop, showroom, or even an open storage yard, we may

be able to help you. With premises located in and around Banbury, Moreton, Bicester, Rugby, we would be pleased to hear from you if you are looking for new premises.

It is rare that local agents are able to offer a retail unit adjacent to Tesco, and we expect good interest in this lock-up unit in Main Street, Bilton. We are offering a new lease from December 2017. Details can be found at http://www.centre-p.co.uk/Shop_Office_to_let_Bilton_Rugby.pdf



On Thorpe Way Industrial Estate in Banbury we have let a half acre yard to a local transport company, which allows us now to offer the adjacent workshop, offices and yard. We anticipate this being available by 1st January 2018. See [http://www.centre-p.co.uk/ThorpeWayOCT2017\(2\).pdf](http://www.centre-p.co.uk/ThorpeWayOCT2017(2).pdf)



**TO LET: 2,810 sq ft Workshop,
Wedgewood Road, Bicester.
Rent £20,000. New Lease.**



This workshop is currently undergoing refurbishment by the landlord and will be available in an excellent condition at the beginning of the new year. For details see <http://www.centre-p.co.uk/Wedgewood%20Road,%20Bicester%20April%202017.pdf>



BANKIER SLOAN Chartered Surveyors
Tel: Banbury 01295 688384, Mobile: 07831 338111
email: reception@centre-p.co.uk
www.centre-p.co.uk

**TO LET: Wildmere Road, Banbury
Workshop / Storage / Offices**



**New Lease.
£22,000 plus VAT p.a.**

http://www CENTRE-P.CO.UK/Unit_to_let_Wildmere_Banbury.pdf



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www CENTRE-P.CO.UK**

Christmas Songs and Carols

Emily Sloan

Sunday

17th December,

7pm - 9pm



Chandlers Arms, Epwell, OX15 6LH

We hope many readers of OUTLOOK will join us for an evening of music and Christmas songs on Sunday 17th December at The Chandlers Arms, Epwell, Nr Banbury OX15 6LH where you will be entertained by a third year student at The Royal Birmingham Conservatoire. All welcome.



<http://www CENTRE-P.CO.UK/Hudson%20Street,%20Deddington%20AUG%202017.pdf>

**TO LET: Retail Shop / Office,
Hudson Street, Deddington.
New Lease. £8,000 p.a.**

5,000 sq ft - 10,000 sq ft Rural Warehouse Required: We have been retained to acquire a secure warehouse, in a rural location, within ten miles of Brailles. We are happy to consider former grain stores, existing warehouses or even a unit that is yet to be constructed. Our clients hope to be in occupation by the summer of 2018. We will consider any location providing it has good access and is available to lease for a minimum period of five years. If you have any premises that you think might be suitable please email us at reception@centre-p.co.uk or by calling 01295 688384.

For those of you who appreciate something out of the ordinary, this unique second floor office, situated within close proximity to the centre of Deddington above existing office accommodation, would be ideal. This newly constructed accommodation is within easy reach of Oxford, Banbury, Birmingham, London and the M40. Please see http://www CENTRE-P.CO.UK/To_Let_Office_Deddington.pdf



TO LET: 2,150 sq ft

Unit 12, Fosseyway Business Park
Moreton-in-Marsh



Workshop/Showroom with Offices & additional 200 sq ft First Floor Storage



New 3 or 6 year lease. Rent: £16,000 p.a

Discretionary Rate Relief Revaluation Relief: Budget 2017

As many readers of OUTLOOK will be aware, we have for many years promoted Small Business Rates Relief, and continue to believe that this relief is important to many businesses with a rateable value of under £15,000.

In recent months we have been advising clients in respect to the Discretionary Rates Relief that was announced by The Chancellor in his April 2017 Budget. Some councils have published that they will be giving no further relief to businesses with rateable values below £20,000, but this does not apply to all councils. Some have decided to give relief only to those who have seen their rates payable increase by 12.5%, others by as low as 2%. Some councils have yet to publish, inline with central government requirements, their criteria for granting such relief. We know of two councils that have said this information will not be available until mid January. In all cases if relief is available this will be back dated to the 1st April 2017. We would strongly recommend all our clients and all readers of OUTLOOK to seek our opinion on this issue if they saw an increase in their rates payable following the revaluation in April 2017. Most councils are planning to spend all funds given to them by central government to support local businesses, however it is clear that this is not the case across all English authorities. Many criteria published by councils are bound to result in an underspend.

Please do send us an email confirming your rates payable for the financial year 2016/2017 and the current financial year, also the name of your local authority, and we will try and advise you how to pursue a potential claim.



Ian B Sloan FRICS
Bankier Sloan Chartered Surveyors
www.centrep.co.uk

TO LET: Restaurant / Retail Premises
61-63 Calthorpe Street, Banbury
1,600 sq ft. New Lease



<http://www.centre-p.co.uk/Calthorpe%20Street,%20Banbury%20AUG%202017.pdf>



FREEHOLD FOR SALE

700 sq ft Ground Floor Office/Shop.
36 Timms Road, Banbury OX16 9ND
http://www.centre-p.co.uk/Office_for_sale_Timms_Road_Banbury.pdf



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TO LET: Excellent Office **Sugarswell Business Park, Shenington**

Sugarswell Business Park provides high quality commercial premises for diverse businesses in a fantastic central location close to the M40. Sugarswell's long-established reputation for providing the best commercial environment sets this self-contained thriving business community apart from any other. For further details please see http://www.centre-p.co.uk/Sugarswell_Business_Park_Summer2017.pdf

New 3 or 6 year lease.
Rent: £12,000 p.a.



TO LET: 4,300 sq ft Workshop Brixfield Farm, Kineton, CV35 0ED. Rent: £20,000 per annum. Separate adjacent offices within a detached office block. Inclusive rents from £65 per week. See http://www.centre-p.co.uk/To_let_workshop_Kineton.pdf