

OUTLOOK January 2019

Published by **BANKIER SLOAN** Chartered Surveyors

Happy New Year. May it be both peaceful and profitable!

We are continuously receiving new instructions to undertake a variety of work relating to business premises. For some we carry our on-going management work, for others rent reviews and lease renewals, as well as providing acquisition advice and rating assistance, but we accept that for many local businesses it is for the marketing of property that we are probably best known. Whatever your requirement in 2019 please do ask, sometimes we can resolve issues very quickly, simply and inexpensively. Our aim is always to be efficient and professional. We hope you will stay in contact as the year progresses and that we can be of some assistance to your business.

Ian B. Sloan FRICS, Chartered Surveyor

Industrial Guide Banbury 2019

We have spent the last month updating our long-established guide to the industrial estates in Banbury and surrounding villages.

This is available to view and download by clicking:

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



Planning Consents (x2)

We would be pleased to hear from any local contractor who would be interested in undertaking exterior painting and minor renovation work to our client's property which operates as the Banbury Kebab House in the Market Place. We have recently obtained listed building consent to carry out this work. Ten days before Christmas another client was pleased to be granted consent to convert The Blarney Stone (see right) to a coffee house on the ground floor and 3 upper floor apartments. Details of the consent can be found at:

<http://npa.cherwell.gov.uk/AniteLM.WebSearch/Download.aspx?ID=9332628>

Workshop and possible Car wash?!



TO LET: Workshop & Extensive Yard, Park End Works, Croughton, NN13 5LX. 3,400 sq. ft Workshop, plus 3,660 sq. ft Yard. New Lease. £24,000 per annum. See:

http://www.centre-p.co.uk/Workshop_&_Extensive_Yard_to_Let_Croughton.pdf



TO LET: 3,500 sq ft Workshop. Unit 15 & 15a, Sugarswell Business Park, Shenington OX15 6HW. Excellent Reception Facilities. Unlimited Parking. Super-fast Broadband. £30,000 per annum. See:

http://www.centre-p.co.uk/To_let_workshop_Banbury_Unit15_.pdf



FOR SALE: Prime Town Centre Location. Lower Windsor Street, Banbury OX16 5AS. £420,000. See:

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

Acquisitions: Sales: Lettings: Lease Renewals: Rent Reviews: Planning: Rating: Management
Banbury: 01295 688384, Mobile: 07831 338111



Coffee in the Cotswolds 2019

We are pleased to have updated our guide to coffee houses and tea rooms in the Cotswolds. As many clients have come to appreciate, we regularly visit Moreton-in-Marsh, Stow on the Wold and surrounding areas and we hope this updated publication will be of interest to those who work in the area. Please see:

<http://www.centre-p.co.uk/Coffee in the Cotswolds.pdf>

Opera Concert Birmingham

You are invited to support Emily Sloan on February 18th as she directs and sings in a gala concert in aid of Action for Children in Birmingham. Tickets can be obtained from:

<https://www.bcu.ac.uk/alumni/our-events/lovesconsequences>



Buckingham Town Centre FOR SALE

This property has come back to the market as a result of our previous purchasers withdrawing after long discussions with the local planners. They had wished to demolish this commercial building and build eight or nine apartments. At £300,000 we think this continues to provide excellent value to a local developer/ investor or a local business wishing to owner occupy. Please see:

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

Business Rates Relief: New Scheme Warning to all Retailers

April 2019 will bring another Business Rates Relief Scheme and sadly a further chance for “scammers” to approach local businesses. The Chancellor in his Autumn Budget announced a scheme which will reduce the rates payable by all retailers, with a rateable value under £51,000 (fifty-one thousand pounds) by a third from the 1st April 2019. This will be very beneficial to the vast majority of local retailers. There should be no need to make an application; your council has been instructed by Central Government to give this relief automatically even if you have more than one outlet. There is no limit on the number of premises you can receive this relief on, providing each has a RV of under £51,000.

This new relief is to be calculated **after** the effects of any Small Business Rates Relief (or Charity Relief) is calculated, so you will benefit from both reliefs. For further details please e-mail reception@centre-p.co.uk. If you write Retail Relief in the subject box, we will send you further details. Our advice is free as will be the advice of the business rates department of your local council. There is no need to pay for this advice; please do not sign any contract with a third party asking them to claim on your behalf as this relief will come automatically.

Business premises Ealing, London.

We were instructed on Thursday 13th December by a Slough based solicitor to advise his client who was being taken to the magistrate’s court on Monday 17th for non-payment of business rates. We were instantly able to advise that his client was able to claim small business rates relief. We notified the council and by 8:30 am on Monday 17th the matter was resolved to the satisfaction of both our new client and the local council. We were happy to be able to help.

Workshop premises available Milton-under-Wychwood

Following considerable work carried out by our clients we are pleased that 3 excellent workshop units each totalling 1,100 sq ft should be available for occupation by early February. Each will be offered on a 3 or 6 year lease at the initial rent of £8,500 per annum.

Available February 2019



Banbury: 01295 688384 Mobile: 07831 338111

www.centre-p.co.uk

e-mail: reception@centre-p.co.uk

Available Properties

For a full list of premises, we are currently marketing please click:

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