

Kilpatrick & Co

Commercial Property Consultants

www.kilpatrick-cpc.co.uk

Welcome to Kilpatrick & Co's Autumn 2015 Newsletter

In Swindon & Wiltshire, the commercial property market has been active throughout 2015, with good take-up rates being recorded. In Swindon office take-up has already reached nearly 220,000 sq ft, the highest level for 7 years and with numerous town centre offices being converted to residential (including ours at Curtis Court!) office availability is rapidly declining. Swindon's industrial sector has also seen sound take-up of almost 1m. sq ft during 2015 and reducing supply, leaving potential occupiers with limited choice, particularly for large distribution buildings. 1 small speculative industrial scheme has been built and 2 others are in the pipeline. In the retail sector, the Outlet Centre is continuing to thrive, achieving new lettings, whilst the town centre struggles, despite the largest new letting since the Recession when H&M moved into 20,000 sq ft of new retail space in The Parade.



Deals Done Since our last newsletter, we have successfully concluded a number of deals, including a shop investment sale in the Wichelstowe area of Swindon, an office letting in Old Town, Swindon and an office block investment sale in Old Town, Swindon. We also have a suite of 3,400 sq ft of offices in Bristol under offer and 2,200 sq ft of offices in Milton Road, Swindon plus 2 suites under offer to tattooists!



More Property Wanted! New properties are **urgently** needed to replenish our stocks of properties to market anywhere within our home patch of Swindon, North Wiltshire, South Gloucestershire and West Berkshire. We are particularly short of industrial/warehouse property to offer registered applicants. For a free marketing appraisal, please ring Piers Dickinson or Daniel Pitt on 01793 643101.

Business Rates – The Autumn Statement was expected to contain details of the Government's bombshell of plans to abolish to Uniform Business Rate and allow Local Authorities to retain all £26 billion of revenue raised from business rates, announced at the Tory conference, including a power for Local Authorities to cut business rates to boost enterprise and economic activities in their areas. Local Authorities who successfully promote growth and attract businesses will keep all of the benefit of the increased business rates revenue. This raises the prospect of Local Authorities competing with each other to attract new business by offering rates "bribes". Hopefully, the new powers will encourage Local Authorities to allow more new development, carry out infrastructure improvements and encourage re-use of vacant buildings. However, details are still awaited. Instead, another extension of Small Business Rate Relief to 31 March 2017 was announced.

Search & Acquisition – Kilpatrick & Co offer a search and acquisition service, where we are retained to proactively seek out suitable properties to meet a client's search requirements and negotiate the best possible deal. Further information on this service is available from or Andrew Kilpatrick or Piers Dickinson.

Break Clauses – In Friends Life Management Services v A&A Express Building, the landlord successfully argued it could recover the cost of works carried out after the break date, with the total costs incurred during the service charge year apportioned up to the break date. In Marks & Spencer v BNP Paribas, the tenant was held not entitled to a refund of rent and service charge, for the remaining period after the break date as the lease did not include an express apportionment clause. These cases illustrate the many pitfalls facing tenants trying to operate break notices. Early professional advice from a surveyor or solicitor can pay dividends!

Business Outlook – The latest Business Outlook Survey produced by Markit, reports UK business confidence having waned in the Autumn to the weakest level in over 2 years, but still the strongest globally. This national survey supports the recent regional survey produced by Business West, who also reported slower growth in the South West in Q3, albeit businesses are still confident, but perhaps more cautiously confident!

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New Instructions

Please see a selection of our new instructions below. Full information, including photos, location plans and particulars are available to download from our website at www.kilpatrick-cpc.co.uk



Marlborough – Hughenden Yard - Prominent shop adjoining Azuza, suitable for any retail trade with good display windows on 2 sides. 745 sq ft. To let on a new lease, short or long term. Rent £15,000 p.a.

To view, please ring Daniel Pitt on 01793 643101.

Swindon – Brunel Centre – Large shop of c. 6,000 sq ft, ideally suited for bulky goods retailing. Available to let on flexible lease terms from January 2016. Further information on application to Andrew Kilpatrick.

Swindon – Bridge Street – Self-contained lock up shop of 1,162 sq ft adjoining Café Nero. To let on new lease. Asking rent £32,000 p.a. To view, please contact Daniel Pitt or Piers Dickinson on 01793 643101.

Swindon – Central – Former fish & chip take-away shop with kitchen prep area and stores with a 2 bedroomed flat above. For sale freehold. Asking price £168,000. To view please ring Daniel Pitt.

Swindon – Central - Small suite of first floor offices (543 sq ft) to let on flexible lease terms; £625/month, with parking. To view, please ring Piers Dickinson.

Swindon – College Court – 3 storey A2/B1 building with ground floor display window. To let on new FRI lease. 2,440 sq ft plus 4 car parking spaces. Asking rent £34,000 p.a. May split on floor by floor basis.

To view please ring Daniel Pitt or Piers Dickinson.



Coming Soon – fully fitted café of 685 sq ft in Swindon town centre available to let. Enquiries please to Daniel Pitt. Also new restaurant of 857 sq ft, to let close to Regents Circus, ready for incoming tenant to fit out. Enquiries please to Daniel Pitt or Piers Dickinson on (01793) 643101.

Business Rates – The Valuation Office Agency received 201,000 new rates appeals following the change in legislation limiting rates refund backdating. They now have 284,000 outstanding appeals, so if you have an unresolved appeal, you may still have some time to wait before you see a refund, assuming your appeal is successful, particularly as many of the VOA officers are working on the 2017 Rating Revaluation, leaving few left to deal with the outstanding appeals. There are still opportunities to save money on rates. Call us for advice!

Investment Market – The latest Co-Star Investment Property Survey for Q3, 2015 reports a slowdown in the investment property sector, with transaction numbers falling for the first time for 3 years, albeit with £14.9 billion invested in the UK commercial property in Q3 (down 10% from Q3, 2015), 63% of which was in the north of England. Analysts appear undecided whether the latest statistics show a market pausing for breath or whether Summer 2015 will be the peak of the market, which has started a gradual slowdown.

Compulsory Purchase Compensation Claims – With mounting concern over litigation costs arising from compulsory purchase claims, the Compulsory Purchase Association, of which Andrew Kilpatrick is a member, is consulting on a pre-reference protocol for compulsory purchase compensation claims, to encourage settlement of claims, ideally without incurring the costs of litigation. The CPA are currently consulting with members over the proposals, which include possible cost penalties for noncompliance.

Our News - We have been kept busy over the Summer with a wide range of work from some new and not so new clients, including some acquisition instructions, valuations, rent reviews, lease renewals, rates appeals and compensation claims. So far in 2015, Andrew Kilpatrick has received over 20 appointments as dispute resolver from the RICS President, on varying property types in Bath, Bicester, Bristol, Gloucester, Didcot, Oxford & Swindon. We have welcomed Piers Dickinson and Daniel Pitt to our property marketing team and Michelle & Lorna on the secretarial side. Hopefully by the time our next newsletter comes along we will be able to let you know our new office address!

Kilpatrick & Co - Local Experts with Regional coverage of M4/M40/M5 property markets

A full list of all our services is available on our website: <http://www.kilpatrick-cpc.co.uk/services.asp>

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