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The new name in Commercial Property Surveying

Welcome to the first Kilpatrick & Co Newsletter, which we hope you will find of interest. Our aim is to provide a snapshot of news items on property issues, on properties we are marketing and other news. Feedback is always welcome, whether via post, phone or email. With Autumn here and Christmas fast approaching, I am pleased to report that our new website is attracting a good volume of visitors and property downloads. If you haven't yet checked it out, please go to www.kilpatrick-cpc.co.uk.

Swindon News – LEP Approved

Whilst progress on Swindon's regeneration has been notably lacking in recent years, largely thanks to the Recession blowing several schemes off track, Swindon's hopes of attracting new investment into the town are boosted by the Government's approval of a Local Enterprise Partnership (LEP) for Swindon and Wiltshire, after earlier unsuccessful attempts.



Empty Property Rates Scam

An insolvency service investigation has taken High Court action against 13 companies, involving over 100 landlords of empty properties after finding that the 13 companies signed leases on vacant properties which would otherwise have been liable to pay empty property rates and then promptly put the companies into voluntary liquidation, without appointing a liquidator, so that no rent or rates were paid and the Councils were unable to collect any rates. Investigation Supervisor, Alex Deane said, "In making the decision to wind up these companies, the Court is sending a clear message that schemes that abuse the insolvency regime to avoid paying business rates liabilities are not acceptable."

Commercial Property Management

The RICS has published a new Guidance Note on Commercial Property Management, which aims to set out best practice in the property management of commercial properties. Property owners whose managing agent is RICS qualified are safeguarded by RICS Accounts auditing procedures.

Energy Bill Proposals

New proposals to be debated in Parliament this Autumn as part of the Energy Bill includes a regulation to prevent landlords from letting any building with an Energy Performance Certificate rating of F or G. This could make many buildings completely obsolete and unlettable. Estimates indicate around 20% of the UK's commercial buildings are rated F or below.

Business Rates Changes

New proposals have been announced to allow local authorities to retain rates income from new developments created in their area, giving local authorities an incentive to encourage growth and new development. With new planning proposals seeking to amend the planning system to a presumption in favour of new development, it is clear the Government is intent on encouraging growth and new development for the future.

New Instructions

Our new instructions include a number of valuations on properties in Wiltshire, Gloucestershire and West Berkshire, new rent review instructions, relocation advice, rates appeals. We are also handling a number of new market search and acquisitions and have 4 clients looking for new property investment opportunities. For full details of all our services, please see our website www.kilpatrick-cpc.co.uk and click on our Property Services page. Can we help you?

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New Instructions



NEWBURY – Large Showroom to Let - Situated in a prominent spot opposite Jewsons, a short distance from Newbury Town Centre, the property offers open plan sales space on 2 floors, with separate loading bay, stores and customer car park. 10,400 sq ft. Available to let on a new flexible term lease at an asking rent of only £37,500 pa. **Possibly the cheapest retail space in Berkshire!** To view, please ring Andrew Kilpatrick on 01635 229030.



DEVIZES – Industrial/Warehouse Unit to Let – Prominently situated on Garden Industrial Estate in Devizes, the unit extends to a total of 9,033 sq ft. It includes light industrial/workshop accommodation, with ancillary offices, reception and toilets. In addition, the property has parking, forecourt and service yard. Available on a flexible term new lease. To view, please contact Stephen Brickell on 01793 643101.



CALNE – Freehold for Sale – A detached two storey office building with attached single storey factory to the rear, extending in total to 6,328 sq ft, with car park and rear access. Site approximately 0.13 acres. For sale freehold. Potential for residential redevelopment, subject to planning. For further information, please visit our website or contact Stephen Brickell on 01793 643101.



SWINDON – Restaurant with Roof Terrace to Let – Two storey building prominently situated in the Old Town area of Swindon, adjoining a public car park, currently undergoing refurbishment, but shortly available in shell finish for an incoming tenant to fit out to their own trading style. The property comprises 2,555 sq ft plus an adjoining roof terrace of 1,172 sq ft. To let on a new full repairing and insuring lease for a term to be agreed. For further information please call Stephen Brickell on 01793 643101.

SWINDON – Hard Surfaced Yard to Let – Occupying a prominent position close to new B&Q superstore in West Swindon, the property is enclosed with fencing and has separate access off Barnfield Road. It is available to let on a new flexible term lease at a rent to be agreed. Ideally suited to vehicle storage, parking or general goods storage. Potential to erect buildings on site, if required. For further information please contact Stephen Brickell on 01793 643101.



SWINDON – Leisure Space to Let – Forming part of the former Renault building in West Swindon, the property extends to 3,490 sq ft of floorspace with planning consent for D1/D2 leisure uses to include health & fitness, crèche, day nursery, sports hall/gym, entertainment venue, clinic and consulting rooms. Available to let on new lease for a term to be agreed. Allocated car parking available. Further information is available from Stephen Brickell on 01793 643101.



MARLBOROUGH – Petrol Filling Station to Let – With repair workshop and ancillary retail, office and storage accommodation. Disused petrol station with repair workshop available in **Froxfield**, next to Indian Restaurant. Further information available on our website or contact Stephen Brickell on 01793 643101.

Any additional disposal instructions on properties in our “home patch” of North Wiltshire, West Berkshire and South Gloucestershire would be most welcome. If you would like a marketing appraisal on your surplus property, please ring Stephen Brickell on 01793 643101 or complete the link on our website.

Andrew Kilpatrick BSc FRICS ACI Arb IRRV

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

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