

# Newsletter



October 2020

COMMERCIAL PROPERTY CONSULTANTS



## THE LONG AND WINDING ROAD

I used this title for one of our the weekly newsletters, published on 11th June 2020. More than 4 months later, with the start of regional lockdowns and a significant rise in positive cases (although with mass testing it would be helpful to know the proportion of positive tests against all tests) it has become clear that we are indeed on a long and winding road.

**Undoubtedly, we will be better placed as a society to deal with further restrictions and our medical services better able to cope with the critically ill, but the second wave could be more challenging than the first through a combination of having to do this in the winter months, the ongoing financial hardship for many and the general fatigue that the population is feeling.**

Attributed to Harold Wilson in the 1960s; it is said that "a week is a long time in politics". It seems like a lifetime at the moment and politics has come to the fore in Greater Manchester, with unseemly

negotiations undoubtedly fuelled by a combination of genuine concern for the financial well-being of the population and perhaps a little showboating for popular appeal (on both sides). There are no easy answers here and with personal and company financial hardship set to get worse the only long-term hope is for the vaccine program to yield early results and the human challenge trials that have started this week give us some hope.

Our newsletter last month reported high levels of activity and this has continued with a range of deals in the industrial and retail sectors and

plenty of activity in the development and investment markets. We have just agreed terms to let a retail unit in High Wycombe town centre to a global restaurant franchise and this comes hot on the heels of a letting to Wimpy in the same street. The Wimpy brand was established in 1934 in Indiana by Edward Gold, when he opened his first location in Bloomington under the name Wimpy Grills. The name was inspired by the character of J. Wellington Wimpy from the Popeye cartoons created by E. C. Segar.

**Michael Garvey**

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# My Early Thoughts On The Market

Since joining the team at **Chandler Garvey in High Wycombe**, I have been extremely busy talking to clients, applicants and getting myself acquainted with the systems and properties that are on the market.

Having worked in the area in the past, it's nice to see some familiar faces and get re-acquainted with them. Despite the economic outlook and the recent lockdown, we have seen strong demand from occupiers particularly in the industrial

and retail sectors. It is encouraging to see so much activity in the town and with the new instructions that we have been able to source, we are able to offer new premises to the market to the vast number of applicants that are registered on our database.

To provide some background to this we have been able to put a number of properties under offer over the past month and we look forward to progressing those transactions to completions within the near future.

**Marcus Smith**



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**RENT REVIEWS**  
**INVESTMENTS**

Welcome to Chandler Garvey

# New Residential Development Instructions

**Chandler Garvey has been appointed on a range of residential development opportunities recently.**

We have been appointed by a private individual to sell a 3 acre site in Marlow that is allocated in the Local Plan for a 20 house development.

In High Wycombe, we have been appointed by the Oxfordshire NHS Foundation Trust to sell 2 sites on the eastern edge of the town centre. The property on the larger site is suitable for conversion or new build.

In Princes Risborough we have been appointed by the Roman Catholic Diocese of Northampton to sell the Former St Teresa's Catholic Primary School in the town centre.

**We have other projects in the pipeline and if you want to know more please contact Michael Garvey on 01494 460250 / [mg@chandlergarvey.com](mailto:mg@chandlergarvey.com).**



# New Instructions



**5 Queen Victoria Rd**  
**High Wycombe** Ground floor retail unit in a prominent position in town centre



**7 High St**  
**High Wycombe** Freehold shop and upper floors



**Cournswood House**  
**North Dean** Rural office suites to let



**Acorn House**  
**Flackwell Heath** Office suite to let (currently under refurbishment)



**6 Buckingham Street**  
**Aylesbury** Retail unit / E Class to let



**54 Wedgewood Street**  
**Aylesbury** Fish & Chip shop business for sale available to let.



**42-44 London Road West**  
**Aylesbury** Former car showroom available to let short term. 1.6 acre site



## Recent Deals



### Durrance Farm

In twelve months Chandler Garvey have let all the accommodation at Durrance Farm, near the village of Stewkley in North Bucks. The buildings comprise a former pig farm and have been divided into various sized industrial units from 800 sq ft up to a total of 19,827sq ft. Alan Chandler acted on behalf of Durrance Farms Ltd throughout the marketing and even through lockdown secured four tenants. This illustrates that demand continues for industrial properties.

Tenants include an exclusive car repairer, heating engineer, first aid training company, general storage and distribution and light industrial use.



### 5-6 High Street, High Wycombe

A new 5 year lease has been agreed with a training provider in this former retail unit.

## Occupier Update

**Many businesses have started to welcome staff back to their offices, with COVID measures in place, to allow the vital collaboration within teams which you cannot replicate with home working.**

For example in our High Wycombe office, we have re-purposed our boardroom to create additional desk space to allow for social distancing.

There is a current dilemma for business owners about what to do with their office premises in particular. With all or most of the staff working from home, rents are being paid for empty offices.

What is the best way forward? For a

## Tresorit

**As a business we are always looking for ways to improve our processes, customer experience and compliance.**

One way we have done this is by adopting Tresorit. Tresorit enables us to securely share documents which contain personal or sensitive data, which are encrypted end to end. There are many advantages of using the system.

- The administration settings allow us to ensure that documents can only be shared using certain criteria this includes – password protected, certain media only, a limit on file opening and timescales.
- There is a clear reporting process to see if documents have been opened.

- You can password protect folders rather than individual files.
- You are able to see logs of your teams activity.
- There is an outlook extension which makes it easy for you to attach password protected documents.
- Passwords are always sent by another media.

All this makes for an easier and more secure way of sharing data meaning we are able to be compliant with GDPR and demonstrate to our customers our passion for protecting their data. Tresorit offer a 14 day free trial and excellent value for money.

[www.tresorit.com](http://www.tresorit.com)

## Landlord update

**The Government has extended the restrictions on landlords using statutory demands and winding up petitions as a result of non-payment of rent due to Coronavirus until the end of the year. Tenants are also protected from the threat of eviction until the end of 2020 through an extension to the commercial eviction ban.**

### Where does this leave landlords?

The legislation is aimed at protecting businesses and give them the time to “plan, adapt and build back better”. The Government did publish a Code of Practice in June which stated that if a business can pay their rent, they should do so, this support is available for those struggling the most during the pandemic.

Landlords and real estate industry figures feel that they are being unjustly punished by enabling well capitalised businesses to not pay rent. The rents will eventually need to be paid by businesses which is creating a snowball effect of rent and tax to be paid early next year.

Landlords must remain in close contact with their tenants to ensure that a good working relationship is maintained. By working closely, the landlord will understand the financial situation of the tenant and agreements could be considered in terms of delayed or suspended rent if appropriate.

*“Landlord and real estate industry figures feel that they are being unjustly punished by enabling well capitalised businesses to not pay rent.”*

## Most Active Agent 2020

**Alan Chandler has secured the Dealmaker Award for Buckinghamshire for the second year running. Alan Chandler runs the Aylesbury and Amersham offices and commented:**

“I’m delighted to have secured this title for another year, and I’m really hoping that the market will bounce back in Q4, after the summer. The industrial market remains buoyant and secondary retail is also faring well. The office market is lagging behind, although it is clear that the demand for serviced offices has improved over the past few weeks. Long may the recovery continue.”



# Planning Changes Update with Arrow Planning

**The Town & Country Planning Regulations came into force on 1st September 2020 which includes changes to use classes, permitted development rights and planning for the future.**

The Government has introduced a new E class for commercial buildings which incorporates the former A1 retail, A2 financial and professional services and A3 restaurants together with B1 offices, D1 clinics and health centres and D2 gyms and indoor leisure.

Former A4 pubs and A5 take aways are now Sui Generis and cannot be changed without planning to an A1 retail unit. Former D2 cinemas, concert halls and bingo halls are also Sui Generis.

There is a new F2 use class which includes community uses such as village halls, swimming pools and sports facilities.

Permitted Development (PD) Rights now include Class ZA which allows demolition of a commercial or residential building and construction

of a dwelling house without full planning permission. The building must have been constructed before 31 December 1989 and it does not apply to listed buildings or AONB land. There are also restrictions on the size of the old building.

*“There is a new F2 use class which includes community uses such as village halls, swimming pools and sports facilities.”*

Other PD changes include the ability to add extra storeys onto commercial or mixed use schemes however there are further restrictions in the legislation regarding the age of the building and its size relative to neighbouring properties.

The Government is consulting on reforms to the Planning System which runs until the end of October. Proposed changes include zoning,

digitisation, focus on design and a new system of developer contributions.

We act for many clients who will benefit from these planning changes, including conversion to residential, re-building and use class amendments without planning. Please contact Michael Garvey for further information.

Thank you to Arrow Planning who recently hosted a webinar for us to explain these changes. Arrow Planning are an independent Town Planning Consultancy based in High Wycombe.

[www.arrowplanning.co.uk](http://www.arrowplanning.co.uk)



## Guide to changes to the Use Classes Order in England

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	<b>A1</b>	<b>F.2</b>
Shop	<b>A1</b>	<b>E</b>
Financial and professional services (not medical)	<b>A2</b>	<b>E</b>
Café or restaurant	<b>A3</b>	<b>E</b>
Pub or drinking establishment	<b>A4</b>	<b>Sui generis</b>
Take away	<b>A5</b>	<b>Sui generis</b>
Office other than a use within Class A2	<b>B1a</b>	<b>E</b>
Research and development of products or processes	<b>B1b</b>	<b>E</b>
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	<b>B1c</b>	<b>E</b>
Industrial	<b>B2</b>	<b>B2</b>
Storage or distribution	<b>B8</b>	<b>B8</b>

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	<b>C1</b>	<b>C1</b>
Residential institutions	<b>C2</b>	<b>C2</b>
Secure residential institutions	<b>C2a</b>	<b>C2a</b>
Dwelling houses	<b>C3</b>	<b>C3</b>
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	<b>C4</b>	<b>C4</b>
Clinics, health centres, creches, day nurseries, day centre	<b>D1</b>	<b>E</b>
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	<b>D1</b>	<b>F.1</b>
Cinemas, concert halls, bingo halls and dance halls	<b>D2</b>	<b>Sui generis</b>
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	<b>D2</b>	<b>E</b>
Hall or meeting place for the principal use of the local community	<b>D2</b>	<b>F.2</b>
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	<b>D2</b>	<b>F.2</b>

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

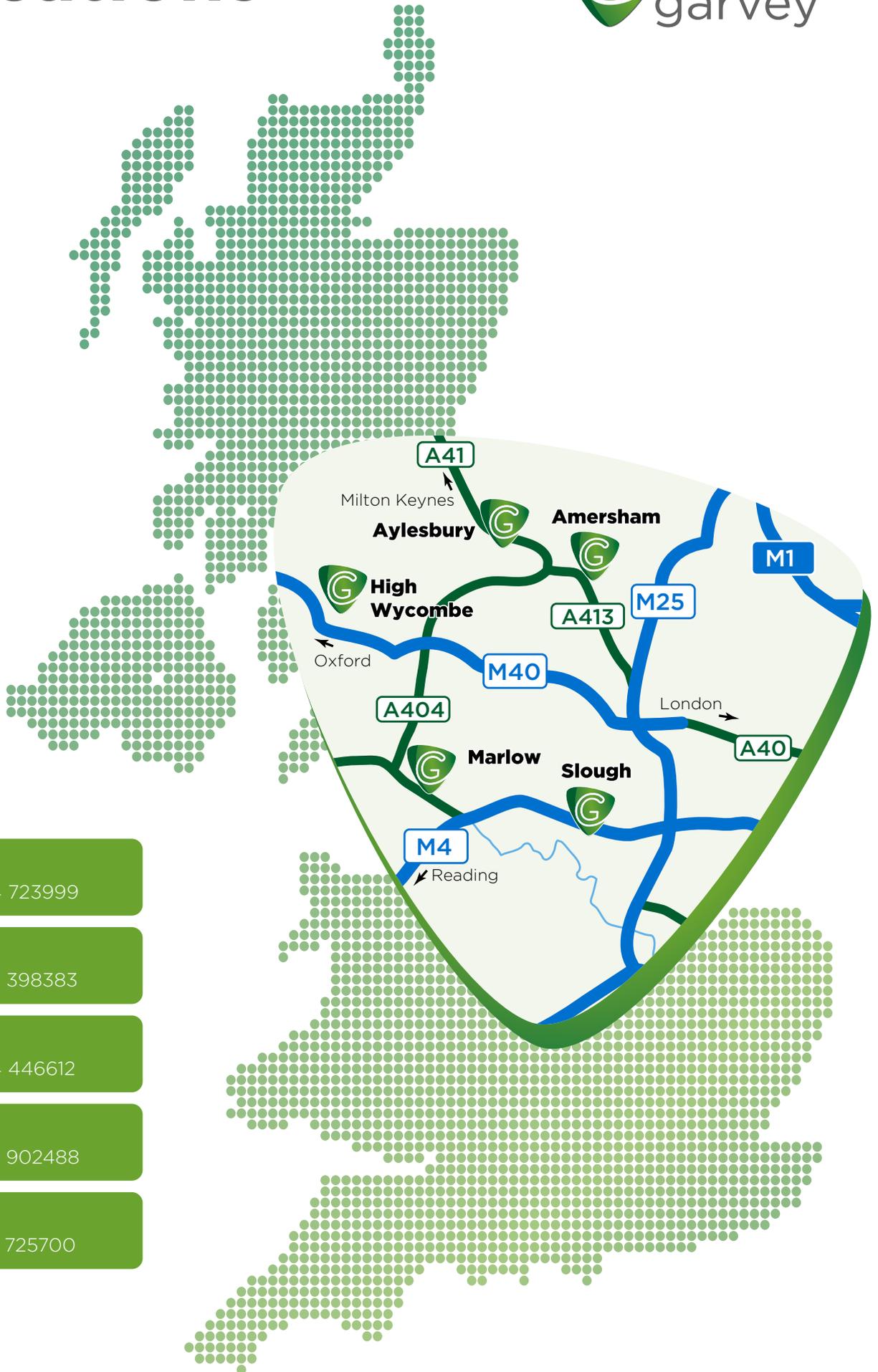
Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)



# Locations



## Amersham

Phone: +44 (0)1494 723999

## Aylesbury

Phone: +44 (0)1296 398383

## High Wycombe

Phone: +44 (0)1494 446612

## Marlow

Phone: +44 (0)1628 902488

## Slough

Phone: +44 (0)1753 725700

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