



A Brighter Future for Epsom Town Centre



Readers may already know about the big improvements afoot for Epsom town centre's infrastructure; but they may not know that it could be on the cusp of something even more important to the economic vitality of the town centre.

The Plan E road improvements starting in January 2017, will improve traffic flow make the town centre more walkable and the marketplace more attractive. These long-awaited improvements could be complemented by a great many more improvements if campaigners for a Business Improvement District (BID) get their way next year.

A Business Improvement District is a business-led, business-funded body formed to improve a town centre. There are now over 200 BIDs in Britain delivering improvements to make a town centre cleaner, safer, greener, more events, more specialist markets, more fun, better branded and marketed with more opportunities for office-based businesses to up-skill, network better and attract a greater range of new staff.

People have talked about a BID for a couple of years in Epsom but action is now taking place.

After a business visioning event, hosted by Surrey Chambers, agreed unanimously that Epsom should take the next step, a new partnership has been formed to take a lead.

The Epsom Town Business Partnership is led by the manager of M&S with members from other key retailers, professional services, bars and restaurants and both chain and independent traders from across the town centre. They have had a very positive response in a town centre wide survey and are aiming to translate the clear appetite for a BID into a strong campaign.

BIDs can only be established if businesses agree to one in a formal ballot. With so much enthusiasm already it certainly seems that Epsom is on the cusp of some quite radical improvements.

Alanna Coombes
Town Centres Manager

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George Bell FRICS becomes a Consultant

Having formed Bridger Bell with David Blackmore and Ian Fasham in 2000 George resigned his Partnership in April and became a Consultant to the Partnership as a step towards full retirement.



George spent his first 18 years at Churston Heard the well-known Retail Agency now part of JLL before forming his own Management Company as George Bell & Co based in Cheam in 1992. He merged with Bridgers Commercial in 2000 to form Bridger Bell based in Epsom.

Over the last 25 years he has acted for and advised many International and UK clients including Safeway, Somerfield Stores, Hanjin Shipping of Korea, West Register (RBS) Mid Devon District Council & Capital Trust to name a few.

He managed their properties and provided asset management services. As a Consultant he will continue to act for and liaise with longstanding clients from the UK but also Ireland, the United States and Greece.

We are proud to continue managing No 1 Dover Street, London, W1 which George started to Manage in 1988 some 28 years ago. Definitely a consistency of service and in-depth knowledge!

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EPCs

New minimum requirements for properties with hefty fines for non-compliance

The Energy Act of 2011 established that all new leases of commercial property will have to reach a minimum standard of energy rating which is currently set at a rating of E. This will affect all new lettings and renewals of commercial properties from the 1st April 2018 and from the 1st April 2023 it will affect all other commercial leased buildings. This means that landlords must upgrade sub-standard buildings with an energy rating of F and G. The fines for non-compliance are £150,000, so are considerable.

For residential property, from the 1st April 2018 an EPC with a grade E rating is the minimum requirement for lettings and renewals and from April 2020, this will affect all privately rented domestic properties. Again the Landlord has to pay for the upgrades.

We recommend all our clients and landlords to be pro-active about this issue and look to carry out upgrades to improve the energy efficiency of buildings during void periods and include this in future asset/management plans.

The likelihood is that this is only the start of the legislation and that an energy rating of D will become the minimum standard for rented property at some time in the future, so if carrying out upgrades to buildings it would be sensible to reach a rating of D and above.

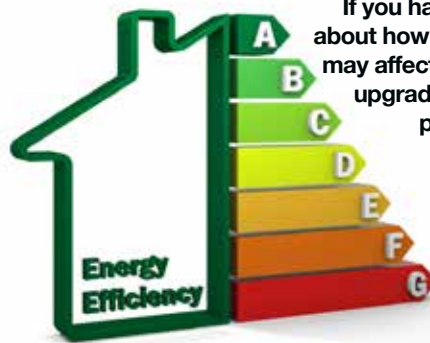
Third Party Advertising

Many tenants and owners miss an opportunity for creating additional income from their property and do not consider the income that can be generated by third party advertising. The criteria for a successful site is simply to have a busy and prominent location.

Advertising nowadays can take many different forms not simply the old paper and paste hoardings on the side of buildings. Digital displays therefore can produce substantial income as can banner advertising or building wraps, which can be particularly profitable when utilised on vacant or part vacant buildings. Often they will improve the appearance of a dilapidated property.

Bridger Bell have years of experience in dealing with advertising sites and companies. Consequently we can give a very swift view on whether a location is a good one for this purpose and the likely income. Arrangements can be made quickly, with all costs and risk taken by the advertiser ie planning, construction costs etc. Income can also be generated on a temporary basis with removal on short notice.

If a location has space for a permanent display then the income provided will increase substantially. Contact us with any possibilities and for a prompt and detailed report.



If you have any queries about how this legislation may affect you or how to upgrade your building please do get in touch with us.



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Bank Chambers
64 High Street
Epsom, Surrey



Chessington
Barwell Business Park
Units from 1,000 sq.ft To Let
for Estate Landlord



Mitcham
Falcon Business Centre
2,400 sq.ft
Leasehold Under Offer



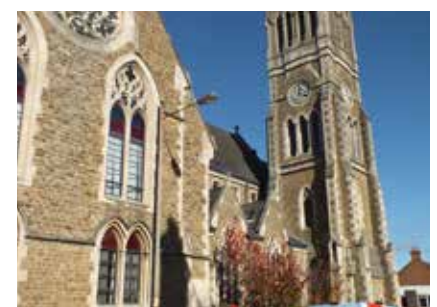
Tolworth
Hook Rise Business Centre
7,000 sq.ft.
To Let for Estate Landlord



London W1. Dover Street
Entire building managed for
owner



Epsom
Nonsuch Industrial Estate
Trade Counter Units from 1,000
sq.ft To Let for Estate Landlord



Aldershot
Wesley Chambers
High Quality converted Offices
in listed building. Managed for
owner



Epsom
25b High Street
First Class Class A1 Retail Unit
825 sq.ft To Let



Farnham
Farnham Business Centre
Small business unit scheme
managed for owner



Whitstable Kent
Estuary House
Managing/Letting Agents for
owner



Finsbury Park, N4
Mixed use parade managed for
owner



London
Lower Grosvenor Place
Managed for owner



Epsom
First Quarter
Quality Offices and Storage
from 1,500 sq.ft To Let for
Estate Landlord

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Bridger Bell Commercial LLP provides commercial property services: letting, selling, servicing and managing commercial properties.

Our expertise and knowledge of the business sector gives our clients a first-class service and we are proud of our strong track record of success in finding properties for clients; finding tenants or purchasers for property owners; and managing an extensive and varied portfolio of properties

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