



OUTLOOK November 2011

A monthly e-newsletter covering Industrial, Commercial & Retail Property in North Oxfordshire, North Gloucestershire, South Northants and South Warwickshire.

As November begins each year I am always reminded that this was the month I established Bankier Sloan, in 1984...so this year we will be celebrating 27 years. We continue to be very grateful to our many clients, both long standing and new, who have come to appreciate the professional advice we provide, either on a one-off or continuous basis. I thank my clients also because of their prompt payment of my invoices.

We may be operating in "interesting times" but they are certainly not the most difficult I have seen. We have been through at least two recessions and will no doubt come across another in the coming decade. Allow me to reassure our readers that there are deals being done, there are potential tenants and purchasers, despite the attitude of most local banks. Some are still lending but I know none of the High Street banks which are offering more than a 50/50 financial arrangement. If you know differently please do email reception@centre-p.co.uk

We have been pleased to receive instructions to market an excellent retail unit in Chipping Norton <http://www CENTRE-P.CO.UK/ChippingNorton.pdf>, as well as two inexpensive workshop units between Hook Norton and Banbury, see <http://www CENTRE-P.CO.UK/Rickfield/Milcombe%20-%20Details.pdf>. Call it inexpensive or call it cheap I really do not mind, but there are two other workshops I would like to bring to your attention. One is at Fenny Compton where we have 5,000 sq ft and are asking for the first two years a rent of only £10,000 per annum <http://www CENTRE-P.CO.UK/ManorFarmFennyComptonAUG2011.pdf>, and nearby at Burton Dassett (immediately adjacent to Banbury Farm Supplies) we have a 2,400 sq ft unit available at £7,500 per annum. See <http://www CENTRE-P.CO.UK/BurtonDassett.pdf>

TO LET: 2 Excellent Lock-up Units



19 Horsefair, Chipping Norton

£7,000 p.a. New Lease

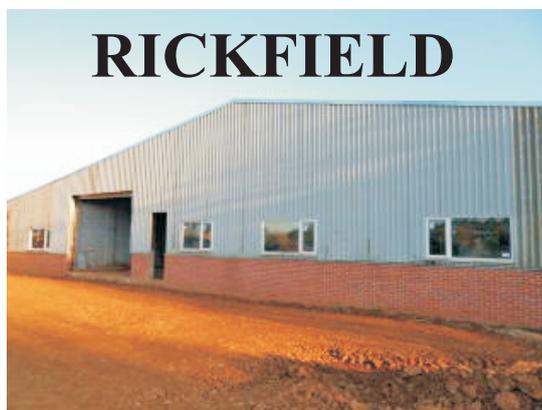
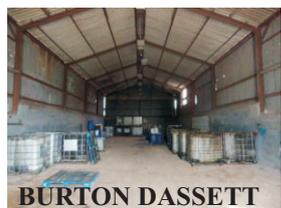
<http://www CENTRE-P.CO.UK/ChippingNorton.pdf>



Market Place, Deddington

£18,000 p.a. New Lease.

<http://www CENTRE-P.CO.UK/Police%20Station,Deddington.pdf>



RICKFIELD



FENNY COMPTON

A complete list of AVAILABLE PREMISES can be found at

<http://www CENTRE-P.CO.UK/availableproperties.htm>

BANKIER SLOAN

Tel: Deddington 01869 338866, Moreton-in-Marsh 01608 652888
Coventry 02476 545556, Mobile: 07831 338111, Fax: 01869 337146



Excellent Office Accommodation or High Quality, Small Scale Storage, Manor Farm, Fenny Compton: As well as the 330 sq ft quality office suite, consisting of two offices, featured on our first page, we also have on offer a further single office of approximately 200 sq ft on a new lease for a term of years to be agreed. This office is located within the main warehouse and is available at a rent of £400 per month plus VAT. For further details please see <http://www.centre-p.co.uk/FennyComptonAUG2011.pdf>

Fosseway Business Park, Moreton-in-Marsh: Our instructions are to market an existing 4,600 sq ft unit which can be divided to meet the needs of in-going tenants if required. At £24,000 per annum we believe this town centre location offers great potential for a large number of occupiers who would appreciate both the position and quality of this unit. For further details please see <http://www.centre-p.co.uk/Cox%27sYardJUL2011.pdf>



Secretarial Services: As many readers will know, from our offices in Deddington we operate what we believe is the longest established secretarial service in Oxfordshire. It is available to all businesses wherever located. See <http://www.centre-p.co.uk/SecretarialServicesAUG2010.pdf>

Government Publications: As readers will know I regularly drew your attention to government publications and this month is no exception. Firstly a document looking at proposed changes in the rating system, including an interesting few lines for those looking at RENT-A-ROOF schemes for solar energy. See <http://www.communities.gov.uk/documents/localgovernment/pdf/20192051.pdf>. My second document this month is close to being unbelievable. Forgive me please all those in local councils who have occasionally found need to write to me following comments in OUTLOOK....I surrender! If you have to put up with receiving instructions such as those sent to local authorities at the beginning of October you have my total sympathy...I take back everything. What amazes me is that someone in Whitehall has published this document...aimed at Officers who must already be in a position of authority and will surely know how to give bad news. I'd love to hear your thoughts. Please reply to reception@centre-p.co.uk. This is for real! See <http://www.communities.gov.uk/documents/localgovernment/pdf/2003835.pdf>

Sugarswell Business Park: We have available excellent, beautifully finished, self contained offices and workshops, on one of the finest business parks in the region. Very competitive rents. Viewing of this location between Banbury and Stratford is highly recommended. See <http://www.centre-p.co.uk/SUGARSWELL%20flyer%20AUG2011.pdf>



Footnote: I started by talking about money, and I will finish likewise. There may be moments when I wonder whether Bankier Sloan will survive another day or another decade (!), and then I look at some of my fellow property consultants / Chartered Surveyors and think after-all I am not too badly off. DTZ for example employ over 6,500 staff as London based property consultants. Their share price has fallen from 820p in 2008 to 21p last week. With a trading loss last year of £2.4 million, and a total debt (according to the stock market, not me!) of £64 million. It reminds me that maybe small is beautiful.



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