

OUTLOOK MARCH 2010

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

Published by **BANKIER SLOAN CHARTERED SURVEYORS**.

Regional Property Helplines: 01869 338866 and 01608 652888

Acquisitions: Sales: Lettings: Lease Renewals: Rent Reviews: Planning: Rating: Management

Moreton-in-Marsh: As a result of the expansion of Cox's Architectural Salvage Yard on the Fosseyway Business Park, we are delighted to be able to offer a self contained 2,100 sq ft property which we believe would be ideal as a workshop, warehouse or showroom. A new lease is being offered at a rent of £12,000 per annum. Details are in the process of being prepared. If interested please write to reception@centre-p.co.uk however within 24 hours we expect details to be on our web-site at <http://www.centre-p.co.uk/availableproperties.htm>



Transparency in professional fees: The publication a fortnight ago of the RICS Final Report on the Transparency of Fees http://www.rics.org/site/download_feed.aspx?fileID=5979&fileExtension=PDF allows me once again to re-state that BANKIER SLOAN, has never and will never, accept fees for any introductions from Banks, Insurance Brokers or any third parties. If we think our contacts can help our clients we will introduce them, but we will never accept a payment. We believe all our clients are aware that our professional reputation is much more important than short term financial gain. We always believe we act in our clients interests.

Estates Gazette Advert: Some fellow professionals may be interested that we advertised in the Estates Gazette on Saturday 19th February, taking an eighth of a page advert to promote a £1,000,000 freehold property in Moreton-in-Marsh (0.84 acres). In the last seven days we have received approximately 40 enquiries, and have three viewings arranged in the next fortnight. Should you have missed the advert but feel this property may be for you please view <http://www.centre-p.co.uk/MatconHouseDetails.pdf>

Adjacent to Auction House Banbury: Located on the edge of Bodicote this 2,400 sq ft workshop / store is great value <http://www.centre-p.co.uk/BodicoteDEC09.pdf>. Many readers will know it, as it is adjacent to JS Auctions, the largest auction rooms in the area.

Sugarwell Business Park Shenington, Oxfordshire OX15 6HW



TWO EXCELLENT UNITS
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1,200 sq ft at £7,500 p.a.
and 1,280 sq ft at £8,000 p.a.
New Leases.

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<http://www.centre-p.co.uk/SugarwellBusinessParkSEPTEMBER09.pdf>





Shutford: We received instructions last week to market an excellent 1,500 sq ft unit, approximately 300 sq ft being good office accommodation. Details can be found at

<http://www.centre-p.co.uk/Unit%203,%20ShutfordFEB10.pdf>



Shenington: Nearby on the edge of Shenington Airfield we have instructions to offer a basic 2,000 sq ft workshop with an outside yard at £8,500 per annum. For full details please email reception@centre-p.co.uk.



Government publications: This month I think I have only four publications to bring to your attention. The first was published on the 26th February and relates to the way local authorities may from 1st April 2010 charge for building control functions. There is no longer a standardised price structure across the UK for this work. For a copy of this publication please write to reception@centre-p.co.uk writing the words BUILDING REGULATIONS in the subject box. If you were to write RATES RELIEF in the box we will send you a document published a day earlier which amongst other things tells you that on 31st March 2009 there were 237,000 empty non-domestic properties in England...representing 14% of all such properties. An amazing figure, I think !

The government have published its response to the Matthew Taylor review (the review on the rural economy and affordable housing) and for those with small areas of land in village locations this may well be of interest. For a copy of this please write to reception@centre-p.co.uk and insert TAYLOR REVIEW in the subject box. Finally the business rates information letter, published on 10th February will be sent to you if you write RATES LETTER in the subject box, this confirms that the basic rate in the pound has been set at 41.4p for the year commencing 1st April 2010, it also shows that the estimated total rateable value for all premises, after all alterations to the 2005 rating list, is £48,751 million, and this will rise a day later to £56,766 million.

Centrepoint, Deddington: The current occupier of the front office at Centrepoint, Deddington, one of the regions best known serviced office schemes, is vacating their office at the end of March. This office has excellent display frontage, and we have instructions to offer a new agreement at an all inclusive rent of £7,500 per annum. We believe this would be ideal for a professional practise such as a solicitor, architect or estate agent.

See <http://www.centre-p.co.uk/Excellent%20Offices-DeddingtonAUG09.pdf>



A strange thing happened, last autumn. We found a tenant for a property, who paid legal fees in advance, completed the lease...and left! Honest. So now we are offering this workshop/office/showroom in Woodford Halse once again. See <http://www.centre-p.co.uk/WoodfordHalse.pdf>. It's a lovely detached prominently located property.



CHERWELL DISTRICT COUNCIL: We are grateful to have instructions to market three excellent redecorated workshops on Thorpe Way Industrial Estate Banbury on behalf of the local council. For details see <http://www.centre-p.co.uk/CHERWELL%20DISTRICT%20COUNCIL.MAR10>

The Valuation of Trees for amenity and other non-timber use: I hope this may interest some readers. http://www.rics.org/site/download_feed.aspx?fileID=5975&fileExtension=PDF . Don't ever tell me we don't keep you informed.

Edgehill: We really would like a tenant, or tenants for this 2.4 acres site ! The planners accept that the established use is B1, B2 and B8 and we think this would be an excellent site for businesses seeking inexpensive accommodation where they will be allowed to make a mess... after all its former use was as a stone masonry workshop, and I'm told the neighbours didn't like the noise of the circular saw...so any other use is probably welcome. See <http://www.centre-p.co.uk/QuarryIndustrialPark.pdf>.

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