

# OUTLOOK NOVEMBER 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**.

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

Welcome to the 85th edition of OUTLOOK, our monthly e-newsletter, which this month will be sent to just over 4,700 e-mail addresses, all of whom have contacted Bankier Sloan in some way in the last 8 years. Although we get very little feedback we are grateful to those who occasionally write kind words! We fully appreciate that not everything in every issue is likely to be of interest to all our readers. If even twice a year we can provide you with something that is either of interest or value then we are pleased to be able to be of assistance.

May we just remind you that if colleagues or friends wish to receive their own copy of OUTLOOK please send an e-mail to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing YES PLEASE in the subject box. They will automatically be added to our mailing list.



**RICS**

**RICS Drinks Reception:** The second monthly drinks reception held in Banbury for RICS members attracted sixteen. For details please see:

<http://www.centre-p.co.uk/Chartered%20Surveyors%20RICS%20invite.pdf>

**Unit 3, Thorpe Way Industrial Estate:** Excellent Refurbished Workshops. Ground Floor 1,500 sq ft. 1st Floor 600 sq ft. £11,500 plus VAT p.a. New lease. See <http://www.centre-p.co.uk/CHERWELL%20DISTRICT%20COUNCIL%20Flyer.pdf>



**Centrepoint, Deddington:** Following the expansion and relocation of one of the tenants at Centrepoint, Deddington we have started to re-market two offices, one is now "under offer", the second has been re-decorated and looks fantastic. Please see <http://www.centre-p.co.uk/CentrepointDeddingtonNOV2010.pdf>



## TO LET Wendlebury

**Reservations now being taken**

**Probably RATES FREE until October 2011!**



**660 sq ft, 1,110 sq ft & 1,300 sq ft**

[http://www.centre-p.co.uk/Wendlebury\(2\).pdf](http://www.centre-p.co.uk/Wendlebury(2).pdf)

**These new units are being offered on leases with a minimum period of 2 years (maximum of 5 years).**

**The anticipated rents are:**

**Unit 1 (660 sq ft) £90 per week plus VAT**

**Unit 2 (1,110 sq ft) £140 per week plus VAT**

**Unit 3 (1,300 sq ft) £160 per week plus VAT.**

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**Government Publications:** Our occasional dip into government information has brought up a few bits which may be of interest to our readers. The first is a letter to councils relating to the change in the rates for companies as from 1st October, see <http://www.communities.gov.uk/documents/localgovernment/pdf/12799410.pdf>. The second is a fairly lengthy letter from Eric Pickles MP relating to the expenditure review which was published on the same day as the Chancellor of the Exchequer made his announcements. For more information please write to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing the words ERIC PICKLES in the subject box. The third is a revelation under the Disclosure of Information Act which shows that the contract for the watering of pot plants in the head office of the Department for Communities and Local Government Department has been cancelled, after the contractors have earned £38,000 for watering plants...honest! See <http://www.communities.gov.uk/documents/corporate/pdf/1678484.pdf>.

**TO LET: Fenny Compton:**

Excellent Factory. Ground Floor 5,150 sq ft. 1st Floor Office 452 sq ft. New Lease. £20,000 per year. See [http://www.centre-p.co.uk/Fenny%20Compton\(Karchers\)JAN10.pdf](http://www.centre-p.co.uk/Fenny%20Compton(Karchers)JAN10.pdf)



**Recent Lettings:** We are pleased to report the lettings of two small units in October, the first is in Swerford to a local bakery, and the second a great office in Deddington.



**Matcon House, Moreton in Marsh:** With work progressing well on our clients new property in Evesham their existing premises, prominently located on the London Road in Moreton in Marsh, is now the subject of intense negotiations. This 0.86 acre site has attracted considerable attention. An advert in the Estates Gazette led to a considerable number of serious enquiries and negotiations are ongoing. Elsewhere in Moreton in Marsh I should report that we have now completed the letting of the 2,100 sq ft workshop on Fosseyway Business Park, as mentioned in last month's newsletter, at a rent of £10,000 a year. See <http://www.centre-p.co.uk/MatconHouseDetailsNOV2010.pdf>



**High Street, Banbury:** I will be interested to see how the opening of a Tesco Express in The High Street effects local retailers who have filled the gap left by the departure of many food retailers in recent times, as well as effecting the value and attractiveness of premises in their immediate vicinity. Tesco's will become the only national food retailer with a presence in the traditional shopping area. Those who study Zone A rates may well wish to consider how the arrival of Tesco's at this location effects the value of adjacent and neighbouring units.

**Google Listing:** Having spent a few moments over the weekend seeing how popular our website is, I am pleased to report if you type in for example "Available Properties Banbury" we are No. 1, "Chartered Surveyors Moreton in Marsh" we are No.1, and "Workshops to Let Banbury" we are No.1. We know our web site [www.centre-p.co.uk](http://www.centre-p.co.uk) is highly regarded, as can be seen if you visit <http://www.centre-p.co.uk/Google%20Leaflet%20NOV2010.pdf>

**Property Management:** Very occasionally, over the last 26 years I've been called something I would not wish to put in writing. I'd therefore like to thank two tenants who moved into a property in 2009, who recently called both myself and my clients "a breath of fresh air". We didn't just call-in because rent was due, it was just a regular visit. As I have said in the past managing property is, in our opinion, all about understanding the needs of tenants as well as acting for freeholder clients. Having continuity also helps. I have acted for a client in Oxford who rents city centre premises, since 1986....in which time 17 individuals have announced themselves as "the new managing agent"! See <http://www.centre-p.co.uk/Mangement.htm>



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**Full details of all our available properties can be found by clicking**  
<http://www.centre-p.co.uk/availableproperties.htm>

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