

OUTLOOK JULY 2009

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.

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

Emscote Road, Warwick: As you read this we are on the point of completing the letting of excellent premises we have been marketing for three months. We generated good interest and have divided the premises into two separate areas and are letting them both on 6 year leases with 3 year rent reviews at a total rent of £32,000 per annum. This is a high profile site, directly opposite the Tesco supermarket entrance. Both leases have been excluded from the 1954 Landlord and Tenant Act. See <http://www.centre-p.co.uk/Warwick.pdf>

Waters Lane, Middleton Cheney:



We are pleased to have been instructed to market these inexpensive rural workshops located approximately two miles from Junction 11 of the M40. Timber structures they may be, but they are nevertheless small workshops offering attractive accommodation. See

<http://www.centre-p.co.uk/Middleton%20Cheney%20WORKSHOPS.pdf>

While on the subject of small workshops we have just been instructed to market **Unit 5, West Street, Shutford.**



This is 1,600 sq ft unit which is made up of approximately 900 sq ft of workshop and 700 sq ft of offices. There is good on-site parking and this long-established site is available at £8,500 per annum. See <http://www.centre-p.co.uk/ShutfordJUN09.pdf>

Builders Yard : Tadmarton. Possibly the longest established builders yard in the region (*my client has a photograph of his grandfather in it 92 years ago !*). Its very small but very prominent...oh and its only £70 /week. Don't worry about the footpath, we have permission to move it...a little! See : <http://www.centre-p.co.uk/Tadmarton.pdf>

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Our updated Guide to Banbury's Industrial Estates is launched today.



Industrial Estates Banbury
A-B-C GUIDE
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To view our full eleven page printable version please click <http://www.centre-p.co.uk/ABC%20Guide-July2009.pdf>

Payment of Fees: The immediate payment of fees in the current economic climate is much appreciated. We have been lucky enough to work for a large number of clients over the twenty four + years that Bankier Sloan has been in existence and in the vast majority of cases the payment of fees has never been an issue. In the current economic climate the prompt payment of fees on completion of a job is much appreciated by this practice, and I am sure this is a view that will be reflected by all professionals involved in this sector whether they be surveyors or solicitors. The goodwill that clients will generate by paying promptly will always far outweigh the interest they might earn by retaining the money for a few more days!

Continued...



Poundon, Nr Bicester - Industrial Premises: This is possibly the most secure industrial estate anywhere in the country, having an electric gate approximately 15 foot high and a similar height fence all round, oh and thats only the outer fence! The site I believe was once a base for MI5 and MI6!! Details of the site are available at: <http://www.centre-p.co.uk/Poundon%20Nr.pdf>



Fees from third parties: I was interested to read that the RICS are consulting on third party fees, and the transparency offered to clients. BANKIER SLOAN has never, and will never, earn a fee from third parties for introductions. We have been offered them by banks, insurance companies, and accountants but have always worked on the basis that we would just like to be remembered when a suitable instruction arises; much better than being paid a one-off fee. Our Professional advice we believe is well regarded and we do not want our clients to believe that there is any possibility that our judgement is being influenced by money from a third party. For those who are interested the consultation document is an interesting insight into the world of commissions and can be found at: http://www.rics.org/NR/rdonlyres/5C9B097B-0AEC-4CA2-8C3C-62A9675818C9/0/536_RICS_Transparency_Working_Group.pdf.

Property management: Money spent keeping a site tidy, repairing pot-holes and keeping tenants happy is money well spent, especially in a credit crunch. It is easier to keep a tenant than find a new one. See <http://www.centre-p.co.uk/Mangement.htm>

Red Book Valuations: Many of the readers of OUTLOOK may be interested in the advice recently sent out by the RICS in connection with valuations, particularly if you are lending money or looking to borrow money, as well as for valuers who are having to undertake the quite difficult task of finding market evidence. This is interesting advice for all involved and if you would like a copy please e-mail reception@centre-p.co.uk writing just the words "RICS Information" in the subject box and you will automatically be sent this information.



Summer Competition: Where was I? Congratulations to the *only* person who correctly identified my pier. It was Penarth, Nr Cardiff, but I have a strange request....due to the fact that my computer crashed in the middle of June and we have lost all incoming e-mails for the last three years (honest!) I have lost the gentleman's name but I do know that he was from a surveying practice in Reading, and I do know that he's probably reading this thinking "that was me", so please let me know and we will arrange for the prize to be delivered and we will publicise the winner in the next issue. For those who would like the question again I asked:

"When I took this photo within the last month, I was facing almost due NORTH, but I'm sure when I tell you the answer you'll all agree that it is on the WEST coast of mainland Britain! Where was I ?" The reason of course this is very unusual is that this is a pier on the west coast of England and as you are looking North the pier goes out to the sea from left to right, something you find almost exclusively on the East coast. Understand? oh I give up!

Coalpit Lane, Wolston: We continue to generate interest and let units at this excellent rural location on the edge of Rugby. <http://www.centre-p.co.uk/Heath%20Park,%20Wolston.pdf> For those working in the area we believe we offer very competitively priced accommodation on this very secure site (our clients live in the site and there is CCTV).



AVAILABLE PROPERTIES For a complete list please view : <http://www.centre-p.co.uk/availableproperties.htm>

No August OUTLOOK ! As most will be on holiday there will be no August OUTLOOK, but we'll still be working hard, as you sunbath, and Outlook will be back at the beginning of September. Have a good holiday whenever that may be.

Please let us know your thoughts on OUTLOOK, good or bad. This issue will be sent to 3,524 people and over a twelve month period I'd love to hear from all of you at least once!....please e-mail reception@centre-p.co.uk with your comments. Please also contact us if you have any premises you wish us to market. We have been operating in the region for 24 years and 8 months (established November 1984!) so we have lots of contacts and considerable local experience. We continue to advise clients on an ever growing list of Lease Renewals/Rent Reviews. For enquiries please write to reception@centre-p.co.uk or telephone Ian Sloan on 01869 338866 or 07831 338111.