

# OUTLOOK NOVEMBER 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.**

[www.centre-p.co.uk](http://www.centre-p.co.uk)

**Regional Property Helplines: 01869 338866 and 01608 652888**

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

**Market Conditions:** This month has seen the completion of a number of lettings which includes a substantial industrial unit at Thorpe Drive, Banbury which we have been marketing for over a year, an attractive ground floor retail shop in the Market Place, Deddington - <http://www.centre-p.co.uk/Market%20Square,%20DeddingtonAUG09.pdf>, and a workshop in Moreton in Marsh which we are delighted to have let to a company that actually makes something. There still are *some* companies around turning metal and making widgets!

**Small rural premises:** We know many people just want a small rural base from which to operate and our available properties list at <http://www.centre-p.co.uk/availableproperties.htm> has a variety to offer. We would draw your particular attention to units in Fenny Compton, Shenington, Woodford Halse, Deddington, Duns Tew and Nethercote.

**More Than Opera:** Many thanks to those who came to Chipping Norton Theatre to watch More Than Opera. I hope those that joined us thought it was an excellent evening, and we wish the group well in their forthcoming concerts throughout the winter.

## BANKIER SLOAN

### CELEBRATING 25 YEARS



**Ian B Sloan FRICS**

The 15th November will see the 25th anniversary of the establishment of Bankier Sloan. We are very grateful to the many loyal clients who have given us work over this period; I think there are seven clients who gave us work in the first year who are still giving us work today. We thank also the many other long established clients who have helped us arrive at this milestone. I sometimes wonder whether Bankier Sloan is the only firm of Chartered Surveyors which has not changed its name in the last twenty-five years! We will offer a bottle of wine to any Chartered Surveying practice located within 50 miles of Deddington, which deals with commercial property, and which has not changed its name in the last 25 years! Any claims please to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk).

**OPEN DAY 9.00 am - 12.00 pm**

**SATURDAY 14th NOVEMBER 2009**

**2½ Acres Industrial Location**

**Edge Hill, Oxfordshire**



New Lease £40,000 p.a

**BANKIER SLOAN**

**Tel: 01869 338866**

### Open Day at Edge Hill

**Saturday 14th Nov 9.00am - 12.00pm.**

You are of course welcome round this 2.5 acre site at any time with an appointment via this office, but we are going to throw the gates open and invite any local business, or residents, to have a wander round this very unusual property on Saturday 14th November. There is no need to book in advance or tell us you are coming. There will be no worry about parking as we think we can provide parking for over 150 cars on site, but we do suggest if the weather is wet that you come with appropriate footwear. <http://www.centre-p.co.uk/QuarryIndustrialPark.pdf>

**VAT Change:** If you are involved in sending out VAT invoices for any service, including rent, which straddles January 1st 2010 we strongly recommend you read the guidance notes that have been provided by the Inland Revenue to assist. If you would like a copy please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) putting the words "VAT Document" in the subject box.

**April 2010 Revaluation:** As many readers of OUTLOOK will know the proposed Valuation Lists which will come into effect on the 1st April 2010 has now been published. As predicted by us some months ago (see OUTLOOK MAY 2009 - <http://www.centre-p.co.uk/outlooks/MAY%202009.htm>) for many industrial occupiers the rateable value has come *down*. This does not mean the rates you will pay will reduce, as I suspect the government will come up with a scheme which allows local authorities to have an increase in the amount of rates they generate, but I am sure I like many others believe it will not be too substantial less than a month from a General Election!

For those who are looking for more detailed information on such matters as the Small Business Rates Relief Scheme or Rural Rate Relief, under the new list then we do have access to the government's proposals on such issues. If you do have any questions please do not hesitate to write to us at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk). We do not promise to answer all questions but we think we can come up with the answers to most. Clearly if you wish advice as to whether the new rateable value on your property is correct we strongly recommend you consult either ourselves or other Chartered Surveyors who work within the area of your property as they will be in the best position to give you guidance. We are sure you will be approached by national agents but we strongly recommend you use the services of those with local knowledge.

**Sugarswell Business Park** - see [http://www.centre-p.co.uk/SugarswellBusinessPark\(office\).pdf](http://www.centre-p.co.uk/SugarswellBusinessPark(office).pdf). We continue to believe that this site is one of the finest rural business locations and would recommend it to any prospective occupier. It has the great advantage of having not only fantastic office space but a variety of sizes of warehouses and workshops. If you are interested in being shown round please do not hesitate to contact Ian Sloan on 01869 338866 or 07831 338111. Please see [http://www.centre-p.co.uk/SugarswellBusinessPark\(office\).pdf](http://www.centre-p.co.uk/SugarswellBusinessPark(office).pdf)



**Available Properties:** We are delighted to have instructions to market two workshop premises on Thorpe Way Industrial Estate, Banbury on behalf of Cherwell District Council. Both units have a ground floor of 1,500 sq ft and are available on leases to the end of 2011.

See <http://www.centre-p.co.uk/Cherwell%20Flyer2.pdf>

Unit 3, Thorpe Way

Unit 23 Thorpe Place

Of similar size, and on the same estate, we have two other units which are both being offered at very competitive rents. One has the advantage of a very nice office at first floor level totalling over 400 sq ft and in both cases the units have recently been re-decorated and a tenant could be in within 7 days.

See <http://www.centre-p.co.uk/Thorpe%20Mead2JUNE2009.pdf>

and <http://www.centre-p.co.uk/OverfieldsAUG2009.pdf>.



Overfield



Thorpe Mead

**Development Control, Planning Application Statistics:** In the financial year 2008-2009 the number of planning applications received by District Councils was down by 22% to 507,000. Some of the recently published statistics are quite interesting for those involved in planning. If you would like more details, please do send us an e-mail writing the words "Planning Statistics" in the subject box and we will send you the government report. Maybe we should all move to the North East of England where 91% of applications are approved! Please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**STOP PRESS.....STOP PRESS....STOP PRESS;** I have just learnt that the government's proposal relating to Transitional Relief under the 2010 Re-valuation will be announced in the next 2/3 weeks. If you want advanced notice, please e-mail and we will send you the information when we receive it. Please e-mail: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) requesting this information.

**Thorpe View, Banbury:** I must bring to your attention a fantastic offer; 7,000 sq ft of space where my clients are offering the first year at just £1.00 per square foot.

See <http://www.centre-p.co.uk/Excellent%20refurbished%20industrial%20premises.pdf>



**Restaurant, Oxford:** We do now have some serious interest in the Peninsular Restaurant in George Street, Oxford but would still be happy to hear from any prospective purchasers of this well-established business <http://www.centre-p.co.uk/Peninsula%20Restaurant,%20OxfordAPR09.pdf>.



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