

OUTLOOK SEPTEMBER 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

Regional Property Helplines: 01869 338866 and 01608 652888

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

Quarry Industrial Park, Edgehill: We are delighted to have been instructed to offer on lease this 2.5 acre site in the heart of the village of Edgehill, on the Oxfordshire/Warwickshire border. This long-established industrial site was the former headquarters location for Horton Masonry Limited who ceased trading in December 2008. The site, which the planning authority accept has been used for both B1 and B2 purposes offers inexpensive accommodation combined with good parking facilities.

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

ECO-Towns: Why am I surprised each year when governments publish consultation papers in the middle of the summer holidays that often effect small but important sectors of the population? This year on the 17th August they published a document on the funding of Eco-towns, a follow up to their announcement on 18th July, which included the establishment of an Eco-Town on the edge of Bicester. Please remember there will no doubt be shops / offices/ schools and lots of potential work to be had in the development of a community of this size. I say this not wishing to express a view about the rights or wrongs of such a scheme, it is just fact that any project of this size will produce work for many therefore it's funding is important:

<http://www.communities.gov.uk/documents/housing/pdf/1312900.pdf>

Moreton Show: We plan to be at the show, and we hope you'll join us for a glass of juice! We know it's going to be a great day, so you'll find us outside. It really is a family day out so try hard to find us...it's this Saturday 5th September. If you've never been before you may be interested in clicking <http://www.moretonshow.co.uk/> See you Saturday.



More Than Opera: Another date for your diary; Tuesday 13th October, The Theatre Chipping Norton

<http://www.chippingnortontheatre.com/index.php?whatson>
An evening concert by 'More Than Opera' <http://www.morethanopera.co.uk/> This will be a great night and features sopranos Sarah Haigh and Ann Sloan, accompanied by award winning pianist Johnathan Clarke.

Summer Competition: Where was I? The winner of my summer photo competition (the pier at Penarth) was Tony Barry at Gavin & Co. Chartered Surveyors of Reading...one of only two people who got it right; the other (his entry 30 days late!) told me of his childhood playing on and around this very pier! Thank you to all who entered.

Quarry Industrial Park Edge Hill, Nr Banbury



Quarry Industrial Park is the former home of Hornton Masonry Limited. We believe this site offers an excellent opportunity for an established company to relocate to an existing industrial location in a rural setting. The total site is approximately 2.5 acres and will provide the ingoing tenants with good office accommodation, some basic workshops, and some excellent external storage areas. Our clients anticipate obtaining a rent of £40,000 to £45,000 per annum.



Viewing of the site is highly recommended and appointments must be made via sole agents BANKIER SLOAN

Subject to Contract

BANKIER SLOAN : 01869 338866

STILL WANTED : North Cotswolds 30,000 sq ft
<http://www.centre-p.co.uk/PROPERTY%20REQUIREMENTS.pdf>

* * *

BILTON RUGBY :2,400 sq ft workshop & 2 bed flat
New Lease . Coming soon. Tel: 02476 545556

Letting of premises: The last six weeks has seen us complete on the letting of a retail premises in North Bar, Banbury which is to be a ladies hair salon, a property which we had been marketing for nearly 18 months <http://www.centre-p.co.uk/North%20Bar,%20BanburyAPRIL09.pdf>.

Also a small 300 sq ft office on Fosseyway Business Park and a 2,700 sq ft workshop on the same estate in Moreton in Marsh. We have just one 2,800 sq ft unit left on this estate. See [http://www.centre-p.co.uk/Moreton-in-Marsh%20\(Office\)SEP08.pdf](http://www.centre-p.co.uk/Moreton-in-Marsh%20(Office)SEP08.pdf)

Continued...



Waters Lane, Middleton Cheney: Since our last OUTLOOK we have completed the letting of two units at this location and are hoping to complete a third within the next week. There remains one small detached office building. The outside does not give credit to the inside which is well fitted and would be ideal for someone seeking an inexpensive office. See <http://www.centre-p.co.uk/Middleton%20Cheney%20WORKSHOPS.pdf>



Available Properties: Our complete list of available properties can be found at <http://www.centre-p.co.uk/availableproperties.htm> New instructions include small offices at Fenny Compton and Beaumont Road, Banbury. In the case of the former this is as a result of us instructing bailiffs to repossess the property following the non-payment of rent by the previous occupier. The use of bailiffs is a highly efficient way of recovering a debt and avoids the need to go to Court. If you wish advice please telephone Ian Sloan on 01869 338866.



Aynho: We have instructions to offer a very attractive workshop and an adjacent, but totally independent, first floor office on the edge of Aynho village, some 4 miles south of Banbury. Both units are available on leases up to 3 years. See <http://www.centre-p.co.uk/Field%20View%20Park.pdf>



Office wanted: Hall Green, Birmingham. I have a client who is a Prospective Parliamentary Candidate at the next General Election in the Birmingham constituency of Hall Green and she is on the look-out for an office for the next 9 months in the area. We're sure someone reading this can help out. Please e-mail reception@centre-p.co.uk if you think you can help or you're welcome to telephone Jo Barker direct on 07050 109540....the things I do for clients !



Industrial premises, Warwickshire: We have received instructions from the same client to deal with two modern industrial units, one on Heathcote Industrial Estate, Warwick, please see <http://www.centre-p.co.uk/Heathcote%20Business%20Park,Warwick.pdf>



and the other in Kineton, please see <http://www.centre-p.co.uk/Kineton.pdf> Both are owned freehold by our clients as a result of which we believe we are able to offer very competitive rents on new leases. (Warwick is shown to the left, Kineton to the right).

Flooding : The RICS have produced a useful free guide on the subject of Flooding. As someone who witnessed the devastation in Moreton-in-Marsh in 2007, and wonders about 4 times a year if the man-hole installed directly outside our Deddington office really is man enough for the job, I have found it quite interesting...you may also. If you would like a copy please click reception@centre-p.co.uk just writing "FLOODING" in the subject box and we'll send you a copy.

Something different ! We had a unique incident, as far as we are concerned, take place at the beginning of August. A tenant legally completed on a lease, started to move in and some 10 days later changed their mind, handed back the key and stopped the payment of the first quarters rent. This practice is now re-marketing the property, mitigating our clients losses, and will in due course submit a claim not only for the lost rent but also for all expenses involved in the re-marketing. All thoughts welcome ! If you'd like the property on lease details can be found at <http://www.centre-p.co.uk/WoodfordHalse.pdf>

Please contact us if you have any premises you wish us to market. We have been operating in the region for 24 years and 9 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.



Ian B Sloan FRICS
Chartered Surveyor

STOP PRESS : Office Nr. South Bar, central Banbury. Only £750 per month all inclusive.
See <http://www.centre-p.co.uk/CentralBanbury.pdf>

BANKIER SLOAN

www.centre-p.co.uk