

# OUTLOOK JANUARY 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.

[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**

Firstly, may we take this opportunity of wishing you a happy, peaceful, and hopefully prosperous New Year.

**£1 million, Moreton in Marsh:** Realistically priced this property has already generated interest from potential users and with the advertising and marketing campaign only just starting we hope we will attract further interest for this substantial commercial property of just under 15,000 sq ft with over fifty on-site parking spaces. See <http://www.centre-p.co.uk/MatconHouseDetails.pdf>.



**New Instruction:** Three days before Christmas I received instructions to sell the freehold interest in a 4,800 sq ft commercial building on Overthorpe Road, Banbury. This is a very substantial property, with fantastic offices and substantial storage / workshop areas to the rear.



Prominently located and priced at £325,000 we think it will generate interest in the next 6 weeks. My clients aim is to dispose of this property by Easter 2010.

[http://www.centre-p.co.uk/Overthorpe%20Road\(Blakedown\)JAN10.pdf](http://www.centre-p.co.uk/Overthorpe%20Road(Blakedown)JAN10.pdf)

**Office Waters Lane, Middleton Cheney:** £600 / month will get you an excellent office, suitable for up to 4 people within 2 miles of Junction 11 of the M40 at Banbury. Please don't be put off by the outside ! The inside will be redecorated. It has a large reception area, two other offices , two toilets and a good kitchen area. There is ample parking

**BANKIER SLOAN's 2010 ABC Guide:** Published 1st January, this up-dated list of all the companies on Banbury's Industrial Estates can be viewed at <http://www.centre-p.co.uk/ABC%20Guide-JAN10.pdf> . It has been produced in a printable version, and is easy to download. You have our permission to reproduce the maps in any format providing the acknowledgement of copyright on each map remains in place.

**Transport Engineer/Speed Test required:** A local authority have asked one of my clients to carry out a speed test on a piece of country road. They tell me I need to find a transport engineer to do this. Anyone out there who can help? It is on a country road where the speed limit is 60mph and we need to try and work out whether traffic is passing the proposed entrance of my clients development higher or lower than this speed! If you can help please contact Ian Sloan on 01869 338866 or e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

FOR SALE : Overthorpe Road, Banbury OX16 4SX  
**£325,000** Adjacent Workshop and Offices



Originally constructed as one property, these premises have been separated to create a self-contained workshop with first floor storage at the rear and offices at the front. There is parking to the front and to the side of the buildings.

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**VAT:** I was surprised how *few* people (I think we had only 22 enquiries) asked to receive the information relating to the change in VAT. Some people *I know* have sent out rent invoices for the quarter commencing 25th December 2009 with VAT showing at 15%...if you would like a copy of the governments VAT guidance on the VAT issue please e-mail us - [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing 'VAT Guidance Note' in the subject box and we will forward this to you.

**Available Properties:** Our web-site has been updated and the Available Properties list now says January 2010, see <http://www.centre-p.co.uk/availableproperties.htm> This is probably the correct time to once again thank Lucy who updates our web site whenever we ask (sometimes three times per day !!) , and thank you to those people who compliment us on our site, including fellow professionals. Thanks also for the comments we receive regarding OUTLOOK, good or bad we want to hear from you. We are always looking to improve our service.

**The very wealthy:** Some readers may not have seen the Estate Gazette Rich List which was published at the end of last year, I thought this link would therefore provide a little bit of interest and amusement as we slowly drag ourselves into 2010. See <http://www.estatesgazette.com/rich-list.pdf>.



## FOR SALE OR TO LET

**Overfield, Thorpe Way Industrial Estate. Ground Floor  
1,970 sq ft. New Lease £8,500 p.a. or Freehold £160,000.**

See <http://www.centre-p.co.uk/OverfieldsJAN10.pdf>



**Empty Rates Relief:** I am sure I read a paper on Christmas Eve, but have temporarily mislaid it, which will be good news for those with empty properties as I am certain the government announced at the very tail end of last year that they are extending the Empty Property Rates Relief Scheme by a further twelve months from 1st April and increasing the rateable value from which it now applies from £15,000 to £18,000. This does not necessarily mean there will be more properties in the scheme for the new rateable values will come into effect on the 1st April, but it will be a relief I am sure for many who currently have small commercial properties sitting empty unable to be let at any price. If you want a copy of the paper, which I'm sure I will find in the next 48 hours please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) and just write RATES 2010 and we'll do the rest.

Another government document was produced in December which might be of interest which was Planning Policy Statement 25 : Development and Flood Risk Practice Guide. If you would like a copy please write to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing "Flood Risk" in the subject box and we will e-mail you a copy. For those people who think they may have seen this before it is dated December 2009. Mid-December also saw the release of the House Price Index unto October 2009 and if you would like a copy of this please write to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing "House Price Index" in the subject box and we forward this to you.

Finally from the government, and please **do not** ask me why it's even been produced, the government have decided in their wisdom to produce a guidance document on the temporary sub-letting of retail premises for local authorities and/or voluntary bodies. They have decided to call it (honest!) "Meanwhile use sublease and guidance notes". I can only assume that this has the approval of the RICS and the Law Society as I see it has been prepared by a very well respected firm of solicitors on behalf of the Communities and Local Government Department. Solicitors and Chartered Surveyors interested in this field will find this document both baffling and intriguing and if you would like a copy please write to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) with the words "Sublease and Guidance Notes" in the subject box. If having read this someone would like to enlighten me further as to why it's publication was necessary bearing in mind the amount of documentation that is already out in the public domain., I look forward to hearing from you !

**STOP PRESS.....LATEST NEWS.....Published 29th December 2009 :** Don't let anyone tell you we haven't been working for you over the Christmas break.....The government published last Tuesday (yes the day after Boxing Day) a very important planning document. " **Planning Policy Statement 4 (PPS4) sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.**" and replaces various Guidance Notes going back nearly 18 years. If you want a copy please write to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) and just write PPS4 in the subject box and we'll send you a copy! Sorry we have so many documents in this months OUTLOOK, blame the government not me !

**OUTLOOK**....if this has been 'FORWARDED' to you but you would like your own copy sent directly to you in future please send an e-mail to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) just writing YES PLEASE in the subject box and you will automatically be added to the list. This issue has been sent to just over 4,000 e-mail addresses, all of whom we believe have an interest in property. If you wish to be removed from our monthly e-mailing please write to the same address and just write 'PLEASE REMOVE' in the Subject box. If you have received more than one copy , please REPLY to the Second copy and we will delete your repeated e-mail address from our mailing list. Please write "Second Copy" in the subject box.

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