

OUTLOOK June 2011

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

Google: Did you know that if you type in “*Available Properties, Banbury*” Bankier Sloan are number one of 1,670,000, and possibly of more interest to those working away from the South Midlands, if you type in “*Estate Gazette Readers*” we are numbers one and two of 78,600. We do not pay for our listings and we reach this position as a result of the large number of hits achieved because our website is seen as being both useful and informative. For a further breakdown of our current Google Listings please see <http://www.centre-p.co.uk/Google%20Leaflet%20JAN2011.pdf>

TO LET Fenny Compton CV47 2XD

[http://www.centre-p.co.uk/Fenny%20Compton\(Karchers\)DEC09.pdf](http://www.centre-p.co.uk/Fenny%20Compton(Karchers)DEC09.pdf)



Warehousing/Factory/Storage
5,000 sq ft: £10,000 p.a.

BANKIER SLOAN

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REPEAT

Freehold - Rural Workshop, North Oxfordshire: As

I write this note again I still anticipate receiving instructions to sell freehold a rural industrial workshop (with B2 planning consent) of around 1,400 sq ft sitting on a site of approximately quarter of an acre. It is unusual that agents receive such instructions as small rural freeholds are rarely offered for sale. At an anticipated asking price of £160,000 we think this will generate considerable interest. If you replied in our May OUTLOOK please be patient, details are coming! Otherwise please email reception@centre-p.co.uk for further details.

Lloyds Bank: I was recently invited to a meeting by my local Lloyds Bank, where I was introduced to a senior manager with responsibility for lending on property. Bankier Sloan does not bank with Lloyds and therefore I can give you my thoughts on a totally unbiased based! The bank are interested in any proposals relating to the funding of business, particularly property. If you are currently in need of finance you may initially wish to email Tony Coombs at tony.coombs@bb.lloydstsb.co.uk or telephone him directly on 07921 548273. As I explained to the two managers Bankier Sloan has never accepted commission payments from banks, insurance companies, building societies or other agents since we started in 1984, but we are very happy to hand on contacts to our many readers of OUTLOOK. I am sure Tony Coombs will be delighted to hear from you and if the funding you require is beyond his lending limits, which I gather is fairly high, he will happily introduce you to a colleague who can be of assistance. As I say on these occasions where I pass on such information, all I can do is give you this recommendation in good faith...!

Newbold Road, Rugby: We have been instructed by the freeholder of this excellent main road location storage yard to seek a tenant, due to the closure of the existing occupiers (NVR Ltd). The property includes a number of small stores and storage for up to 85 vehicles and is being offered on a new lease, for a term of years to be agreed, at an initial rent of £25,000 (plus VAT) per annum. For further details please see <http://www.centre-p.co.uk/Rugby%20MAY2011.pdf>



Yards at Aynho: We have instructions from the freeholders of this well established site to offer for rent two storage yards for companies wishing sites for parking vehicles, containers, etc. This location was originally a coal distribution yard used in conjunction with the adjacent railway. It has been in private ownership and used for open storage / haulage for over forty years. Both yards are available on new leases, at rents of £8,500 per annum for the larger yard and £3,750 per annum for the smaller yard. Rent is payable quarterly in advance. All yards at this location are fenced and gated. Access is via a private road-way that passes in front of The Great Western Public House. The yards are located approximately mid-way between the villages of Aynho and Clifton, adjacent to The Oxford Canal. For further details please see <http://www.centre-p.co.uk/Yard%20at%20AynhoMARCH2011.pdf>



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Sugarswell Business Park, Shenington, Banbury OX15 6HW

“...this is now unquestionably the finest rural development in the region” The Banbury Guardian.



Sugarswell Business Park: We have been instructed to offer on a new lease this excellent, air-conditioned accommodation. Located 6 miles west of Banbury Sugarswell Business Park has full on-site security and is an excellent business location for both local and regional companies. This accommodation is available on new three or six year lease (with a three year rent review in line with RPI) at an initial rent of £14,000 per annum. In addition there is an annual management charge equivalent to 12.5% of the passing rent. For further information please see <http://www.centre-p.co.uk/SugarswellBusinessParkSEPTEMBER09.pdf>

Help Please ! I recently met a young lady called Sophie who left Portsmouth University last July with a RICS accredited degree aiming to become a Chartered Surveyor. Sophie has enjoyed a gap year and is now looking for employment. If you believe you can offer Sophie work, short-term or long-term please e-mail sophiesparra@hotmail.com

Empty Property Relief - Non Domestic Rates: Here is a government statistic that will make you think...In 2010 there were 34,000 **more** empty properties which received Non Domestic Property Relief than in 2007, bringing the total up to over 220,000 premises. For those who have time on their hands there are some fascinating statistics in the paper published by the government last week. See <http://www.communities.gov.uk/documents/statistics/pdf/1910471.pdf>

Design and Planning: Architects and Planning Consultants involved, particularly in the development of new homes, will be interest in a letter sent by Steve Quartermain, chief planner to all planning authorities at the end of last month. This can be read at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1906853.pdf>

Ground Rents: Many ground rents involve the payment of a very small annual charge. As readers will be aware Bankier Sloan does not get involved in any domestic property but I am sure there will be a number of readers of OUTLOOK who do. If you are involved in dealing with ground rents you really should read this document dated 17th May which saw a change to Ground Rent notices under the Landlord and Tenant Regulations 2004. See <http://www.communities.gov.uk/documents/housing/pdf/1904855.pdf>

We know there are many readers of OUTLOOK who have colleagues who may be interested in receiving future copies of OUTLOOK. Can we ask therefore if you could forward this copy to any colleagues you think are interested and ask them to email back to reception@centre-p.co.uk just writing the words YES PLEASE in the subject box and they will automatically be added to our e-mailing list.

Hillmorton Road, Rugby: We have been instructed by our clients to offer for sale this freehold investment, located within a popular parade of retail units, within a mile of Rugby town centre. The existing tenant Steve Diston has been in occupation for many years and is due to relocate to new premises in Rugby. This property is held on a 6 year lease from 25th March 2008 at a rent of £12,000 per annum (rent review 25th March 2011). The property is let on a standard Law Society Business Lease. We are looking for offers in the region of £160,000. Anyone interested in receiving further details please email reception@centre-p.co.uk just writing the words “HILLMORTON ROAD” in the subject box.



Edited by Ian B. Sloan FRICS



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