

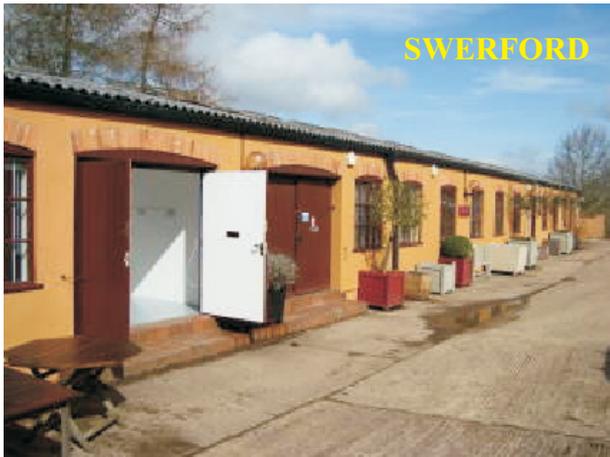
OUTLOOK OCTOBER 2010

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.**

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

We are pleased to report that we have recently let two small premises in Middleton Cheney, one to a children's charity and one to a local company. We have also let nearby in Farthinghoe a 600 sq ft workshop to a specialised printer who is moving their operation from Coventry. We now also only have one 400 sq ft workshop / office left in Swerford. See <http://www.centre-p.co.uk/Swerford.pdf>



**TO LET : 1,400 sq ft
Workshop, Brackley**

3, Ridings Court, NN13 6DN

www.centre-p.co.uk/3%20Ridings%20Court,%20Brackley.pdf

£8,400 p.a. New Lease

BANKIER SLOAN

Centrepont, Chapel Square, Deddington, Oxon, OX15 0SG

Tel: Deddington 01869 338866

Having undertaken refurbishment of a building in Moreton-in-Marsh some three months ago we have now provisionally found an occupier. Unusually for Bankier Sloan we have to say this is "Under Offer", a phrase I have not used for many years as my view is it is either let or it is not!



However in this case we are just waiting for an Operators License to be granted and we hope the tenant will move in on the 1st November.

See <http://www.centre-p.co.uk/MoretonInMarshJULY2010.pdf>

WANTED FREEHOLD INDUSTRIAL PREMISES 1,500 to 2,000 sq ft BANBURY

We have been instructed by our clients, a long established Banbury company, to seek on their behalf a unit of between 1,500 sq ft and 2,000 sq ft industrial unit for owner occupation. We anticipate the premises being on one of the town's major industrial estates, such as Beaumont Road, Wildmere Road, Thorpe Way or Swan Industrial Estate. However all locations will be considered. We are fully retained by our clients and **require no fee** from other agents, owners or developers. We would be keen to hear from anyone who can provide us with such a property. Please do look at the information sheet which we have published on our website at

<http://www.centre-p.co.uk/FREEHOLD%20INDUSTRIAL%20PREMISES2.pdf>

Banbury - Store / Workshop

Possibly the smallest unit we are likely to market this year is a 400 sq ft store / workshop which my clients are in the process of creating in Bodicote. At around £80 per week we think this will prove good value. Anyone interested should phone Ian Sloan on 01869 338866.

Full details of all our available properties can be found by clicking
<http://www.centre-p.co.uk/availableproperties.htm>

BANKIER SLOAN

**01869
338866**

Chartered Surveyors Monthly Drinks

I was delighted to see many people at the inaugural monthly RICS members drinking session! It is planned to hold these on the last Wednesday of the month at the Veritas Wine Bar, North Bar, Banbury. If you are interested in coming please do send an email to reception@centre-p.co.uk so that we have some idea of potential numbers. We know many London and Birmingham based surveyors live in the locality and of course everyone is welcome.

Broad Street, Banbury

We have been re-instructed to market this property as a result of the existing tenant notifying us that they do not wish to carry on in occupation after the end of October. This is a useful unit in the town centre and we believe will be of interest to a number of potential occupiers. It is in the process of being redecorated.

See <http://www.centre-p.co.uk/BroadStreet,Banbury.pdf>



FREE to a good home

We would like a small donation to Macmillan Cancer Support from anyone who might be interested in removing approximately 72 Peg Wall Panels which we have been asked to remove. If you would like some photographs showing what exists please email reception@centre-p.co.uk writing RACKING in the subject box.

Centrepont, Deddington

As mentioned in last months issue one of our long standing occupiers is expanding and will be leaving us at the end of October. We believe we have let one of the offices they currently occupy which will leave just one vacant unit which is available at an all inclusive rent of £100 per week.

For details please see <http://www.centre-p.co.uk/Excellent%20Offices-Deddington.pdf>



VAT Rate Change 1st January 2011

If you are involved in sending out invoices, probably for rent or potential work over the next three to four months please bear in mind that there is to be a VAT change as from the 4th January 2011. The guidelines allow you to use the current rate of VAT even if the service you are providing...such as the renting of accommodation occurs after the 4th January, providing the invoice you send out is dated before the 4th January. Nearer the time however please bear in mind that you are not able to send out an invoice "earlier than is commercially normal" in order to avoid the increase in tax. The guidelines have within them a section headed "solicitors" but I assume it applies to many other professionals that indicates that they will be allowed to send out an invoice based on hours worked depending upon whether the work was carried out before the 4th January or after. My suggestion is that this might offer many professionals the opportunity for sending out interim invoices explaining to their clients that if they get their invoices in now they will not need to charge the extra 2 1/2 % VAT. Should you like chapter and verse on this please send an email to reception@centre-p.co.uk writing the words VAT GUIDELINES in the subject box and we will send back to you the Revenue and Customs guidelines.

Government Publication

Those readers involved in town and country planning will be interested in seeing a copy of a letter dated 9th September from the Chief Planner addressed to Local Planning Authorities entitled Town and Country Planning (Development Management Procedure 2010). If you would like a copy please contact reception@centre-p.co.uk .

Red Book Valuation Seminar / Presentation

I guess most of you missed out on a trip to Abu Dhabi to listen to what I am told was an excellent presentation by two leading members of the profession on this subject. Anyone involved in carrying out valuations, or for that matter anyone who gives instructions for formal valuations may be interested in receiving the slide show presentation which we will be happy to forward. Please send an email to reception@centre-p.co.uk writing RED BOOK SEMINAR in the subject box.

Published: 1st October 2010. Editor: Ian B Sloan FRICS

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