

# OUTLOOK September 2011

A monthly e-newsletter covering Industrial, Commercial & Retail Property in North Oxfordshire, North Gloucestershire, South Northants and South Warwickshire.  
**Acquisitions: Sales: Lettings: Lease Renewals: Rent Reviews: Planning: Rating: Management**

For the vast majority of people the summer holidays will be over in the next seven days, schools will be back, the roads will once again get congested first-thing in the morning and last-thing at night, and the telephones will begin ringing more frequently, if history is to repeat itself. Nobody is saying the economy is fantastic but probably 35% of our clients are now feeling very positive, a considerably higher figure than a year ago. There is activity out in the market, industry is beginning to plan for investments going forward, and with the prospect of interest rates remaining historically low for probably two years, it is possible I believe to start planning with some confidence.

We hope as ever that there is something in this OUTLOOK that may be of interest to the majority of our readers. We appreciate this cannot happen with every issue...but we try! We hope you will accept either or both of the invitations we are publicising in this issue, one event will take place in a lock up shop in the centre of Banbury in just over a fortnights time, and the second in our office at the end of September, the latter in aid of the Macmillian Cancer Relief. We do hope you will be able to join us for either or both of these events, you will all be very welcome.



**Yard at Aynho:** South Northants Council have confirmed in the last couple of months my client's long held belief that this yard, close to the Great Western Pub, can be used as an open storage / haulage yard. We are delighted to have instructions to offer this on a new lease at £8,000 per annum.

<http://www.centre-p.co.uk/Yard%20at%20AynhoAUG2011.pdf>



**Container Storage/Vehicle Rental - Newbold Road, Rugby:** We have been instructed by the freeholder of this prominently located site to seek a tenant. The site has also recently been granted planning permission for use as a self storage container depot. The property, which includes a number of small stores, is being offered on a new lease, for a term of years to be agreed, at an initial rent of £30,000 (plus VAT) per annum. The site benefits from security fencing on all boundaries. For further details please see <http://www.centre-p.co.uk/Rugby%20AUGUST2011.pdf>

**Warning...Landlords new to the business:** Approximately three years ago I was asked by a potential client to give some general advice on the possibility of developing units. Since that time I have regularly passed, stopping occasionally and admiring the buildings. I was therefore some what surprised, but delighted, earlier this week to receive a phone call seeking my further assistance. I was amazed to learn how many of my original suggestions had **not** been taken up and how there appeared to be no management structure involved of any sort on the site. Time, care and attention given at the beginning of any such development will prove to be money and time well spent and I would once again encourage anyone considering carrying out industrial development to contact Bankier Sloan, or one of my other fellow chartered surveyors working in the area. As with all buildings, if the foundations are not right, the structure above will be flawed, and in time cracks will begin to appear! As I have said on more than one occasion, if the advice that Bankier Sloan has given was not worth paying for we definitely would no longer be in business. We publish a list of companies for whom we work and we would encourage anyone interested in retaining our services to view these at <http://www.centre-p.co.uk/Referencescontent.htm>

**Fenny Compton:** Excellent office accommodation (or high quality, small scale storage) at Manor Farm, Northend Road, Fenny Compton CV47 2YY. This accommodation is available on a new lease at a rent of £375 per month plus VAT. For further details please contact Ian Sloan on 01869 338866 or email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



**Tel: 01869 338866**

**BANKIER SLOAN**



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



**TO LET: Fosseway Business Park, Moreton in Marsh.** Workshop / Showroom. 4,200 sq ft or 2,160 sq ft .  
New Lease. £24,000 per annum for complete warehouse.  
For further details please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Latest Government Announcement:** I am intrigued to continue to read the government's proposals relating to the retention of non-domestic rates by local authorities. This will clearly encourage local authorities to grant planning consents, a perceived situation that was common some twenty years ago before the current arrangements came in place. For some rural councils with large industrial sites I am sure this could become very rewarding. I have yet to check, but it would not surprise me if for example, the income currently generated via non-domestic rates in an area such as North Oxfordshire far exceeds the total expenditure of the District Council at the present time. Will this new system encourage councils to spend more, or will it mean a major reduction in the rate in the pound for business within the area? I would be interested in any views on this matter, and for any who are interested the government would like your response by the 24th October to their paper published at <http://www.communities.gov.uk/publications/localgovernment/bril52011>

**OPEN DAY - Calthorpe Street, Banbury:** Thursday 15th September. All are welcome to an Open Day at this very attractive lock-up shop in the centre of Banbury. Located in one of the few areas that still allows you to drive a car past the front door, this property lies within 50 yards of the Post Office on the High Street. We believe it will be of interest to a variety of potential occupiers. At just £12,000 per annum we hope you will take the opportunity of viewing this property and meeting other professionals who will be joining us. Doors will open at 11.00am and we will close at 2.30pm. For further details please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



**The College Loaf:** May I introduce The College Loaf, a recently established traditional bakery, operating out of a 400 sq ft purpose built kitchen at Swerford. Kate, who is the proprietor, works incredibly hard, produces fantastic bread and deserves the support of all those local businesses and individuals who appreciate quality locally made produce. Many readers may have seen her displaying at the Deddington Farmers Market (the fourth Saturday of each month) but you may also be interested in joining her bread club. See <http://thecollegeloaf.co.uk/>

**St Thomas Street, Deddington:** Office Premises & Storage.  
Approximately 1,250 sq ft. New Lease. £10,000 per annum.  
See <http://www.centre-p.co.uk/DeddingtonWORKSHOPS.pdf>



**Auction - Moreton in Marsh:** Prior to the re-positioning of the Moreton Architectural Reclamation Yard (formally known as Cox's Yard) on the Fosseway Business Park, the current tenants will be holding a major auction of their stock and we would like to bring this to your notice as we think it will be of interest to readers of OUTLOOK. If you have not seen this salvage yard please visit their website at <http://www.coxsarchitectural.co.uk/> . If you do go along to the viewing days please mention that you have seen publicity about this in OUTLOOK, and either Dick or Peter I am sure will find you a cup of coffee!

**A complete list of AVAILABLE PREMISES can be found at**

<http://www.centre-p.co.uk/availableproperties.htm>

[reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

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



**TO LET**  
**Sugarswell**  
**Business Park**  
**Shenington, Banbury**  
**OX15 6HW**

Rents from £7,500 p.a.

**NEW LEASES**  
**1,100 sq ft/12,530 sq ft**  
**SUPERB RURAL**  
**OFFICE & WORKSHOP**  
**ACCOMMODATION**

[http://www.centre-p.co.uk/SUGARSWELL%20flyer%20AUG2011\(2emailversion\).pdf](http://www.centre-p.co.uk/SUGARSWELL%20flyer%20AUG2011(2emailversion).pdf)



**Unit to let, Wolston, Rugby:** We have been instructed by the freeholders of this well established industrial site, on Coalpit Lane, Wolston, to offer this 1,400 sq ft unit on a new lease at £7,000 per annum.

See <http://www.centre-p.co.uk/Heath%20ParkWolstonAUG2011.pdf>



**Advertising and Marketing:** As many of my clients will be aware, we carry out very little direct advertising in local papers, however, we do where necessary and where we believe we have a property that will be of particular interest to a large number of people. Years of experience have taught us that the best way of reaching people is by direct mail and by email. This can be well illustrated by a motor dealer site we promoted some six weeks ago. We mailed over a hundred car dealers, as well as emailing to other parties we thought may be interested, and within forty eight hours got expressions of interest from six parties, four of whom viewed and three of whom made offers. Our website exposure remains excellent. If you type in for example "Available Properties Banbury" you will usually find us at number one of around 1,400,000 entries. If you don't believe us, please try and if we are not there, or thereabouts, please tell us. We see our job as promoting our clients properties in the best possible way. See also our google listing page at <http://www.centre-p.co.uk/Google%20Leaflet%20JAN2011.pdf>

**Macmillan Coffee Morning:** Bankier Sloan are delighted to be hosting a Macmillan Coffee Morning on Friday 30th September at 10.00am until 12.00 noon, which will take place in our Deddington office. We hope as many readers of OUTLOOK as possible will join us to support this excellent cause. If you know you are coming it will help us if you could email acceptance of this invitation to [coffeemorning@centre-p.co.uk](mailto:coffeemorning@centre-p.co.uk)



**TO LET: Fenny Compton CV47 2XD.** Excellent Factory. Ground Floor 5,150 sq ft. 1st Floor Office 452 sq ft. New Lease. £10,000 p.a.

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



**TO LET: Excellent Rural Offices 820 sq ft plus 2,200 sq ft Concrete Yard.** £130 per week. New lease.

Flecknoe, Rugby CV23 8AF. See <http://www.centre-p.co.uk/Flecknoe,%20Rugby.pdf>

**Centrepoint, Chapel Square, Deddington, Banbury, Oxon, OX15 0SG**

Tel: Deddington 01869 338866, Moreton-in-Marsh 01608 652888, Coventry 02476 545556, Mobile: 07831 338111, Fax: 01869 337146

# TO LET: Workshops Banbury

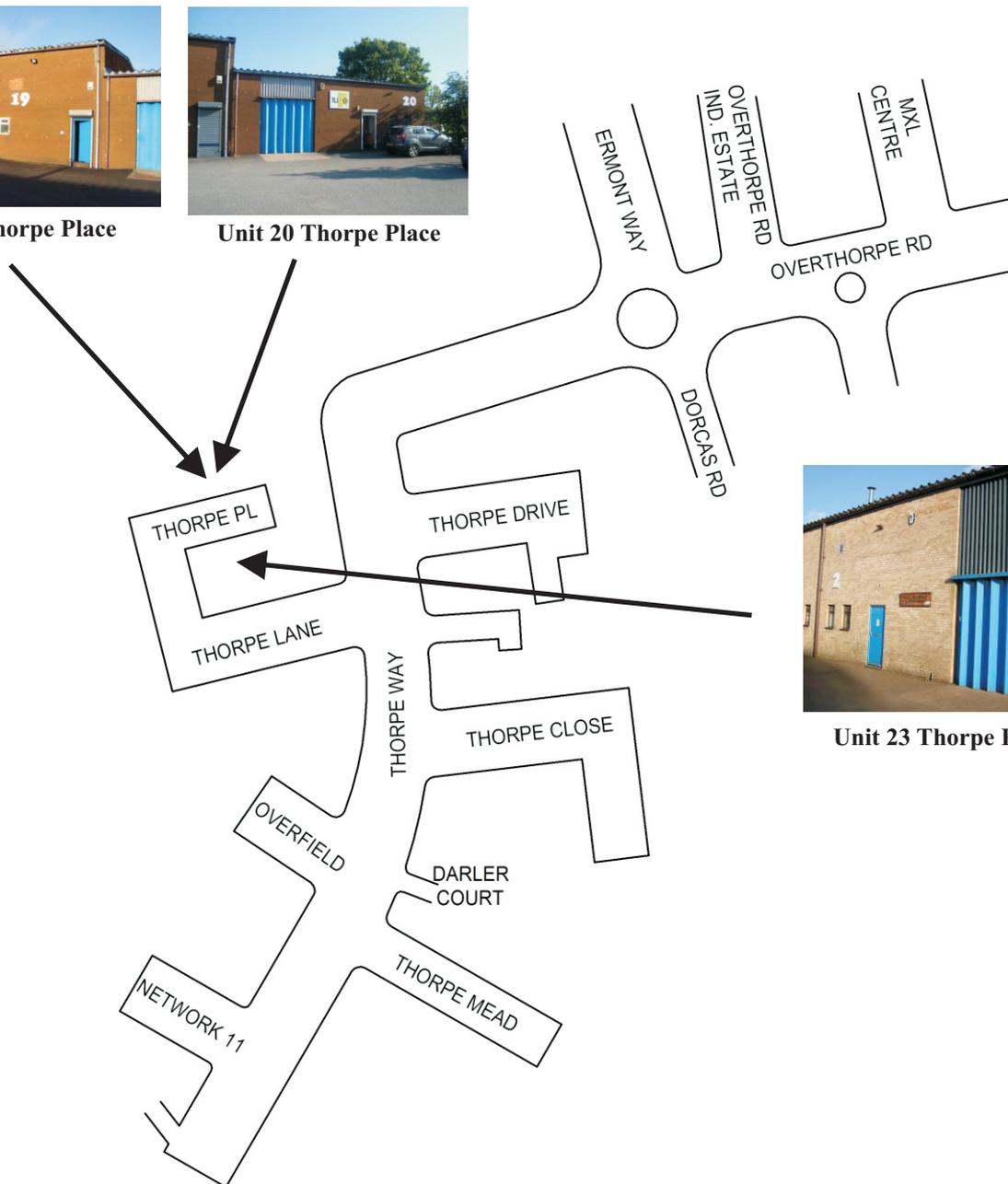
**On behalf of Cherwell District Council:** Bankier Sloan are pleased to be offering these three workshops on Thorpe Way Industrial Estate, Banbury. Rents sought are £9,000, £9,500 and £11,000 per annum. All units are being offered on new 3 or 4 year leases. Outgoings include rates of £4,000, £4,250 and £6,200 per annum, annual insurance premiums of approximately £350 per annum, and legal fees of approximately £450 plus VAT per unit.



Unit 19 Thorpe Place



Unit 20 Thorpe Place



Unit 23 Thorpe Place

*Subject to Contract*

**BANKIER SLOAN** Tel: 01869 338866

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