

OUTLOOK JUNE 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.

Regional Property Helplines: 01869 338866 and 01608 652888

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

The industrial rental market in the areas covered by Bankier Sloan is ok !! Prove it I hear you say...so I'll try.

We have had more 'phone enquiries for premises in the last month than any single month of the year. We have had more hits on our website. We have instructed solicitors on more lettings, as well as currently being in negotiations on three premises where I hope we will instruct before the end of this week. There are of course premises on the market that generate absolutely no interest, and it is also difficult to anticipate any major interest in these in the next six months.

In the last month to give you some examples we have instructed solicitors on premises in Emscote Road, Warwick <http://www.centre-p.co.uk/Warwick.pdf> and have instructed solicitors, exchanged and completed on a letting of a property in Nuneaton [http://www.centre-p.co.uk/pdfs/Nuneaton\(2\).pdf](http://www.centre-p.co.uk/pdfs/Nuneaton(2).pdf). We have let two further yards behind the Great Western Arms at Aynho for open storage <http://www.centre-p.co.uk/pdfs/Yard%20at%20Aynho.pdf>, and have finally instructed and I hope are about to complete on the letting of a yard with a garage unit on the corner of Thorpe Way and Thorpe Mead, Banbury <http://www.centre-p.co.uk/Haulage%20Yard,%20Banbury.pdf>. We have also completed the letting of premises at Warwick <http://www.centre-p.co.uk/Walkworth,%20Nr%20Banbury.pdf>, at one stage we had three parties chasing for this unit!

Within the last two days we have accepted an offer for premises at Woodford Halse that we have been marketing for the last two months <http://www.centre-p.co.uk/WoodfordHalse.pdf>, and have let a further office at Centrepoint, Deddington <http://www.centre-p.co.uk/Excellent%20Offices-Deddington.pdf>.

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TO LET: Unit 7, Thorpe Mead, Banbury
1,600 sq ft with excellent 400 sq ft 1st floor office



An excellent 1,600 sq ft workshop,
with 400 sq ft 1st floor office.
New lease at rents for the next three years of
£10,000, £11,000 & £12,000 per annum.

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Lease Renewals: We continue to act for a number of freehold clients on an ongoing basis and wherever possible we are implementing lease renewals on a formal basis, rather than just letting tenants 'hold over'. The latter arrangement should not always be seen as a major concern where a client's interest is in income.

Google Listing: We continue to rate highly on the majority of search engines. We know that for many the first point of enquiry is the internet, and we are delighted, for example, that Bankier Sloan are rated number one of 82,100 if you insert "industrial units Banbury". See <http://www.centre-p.co.uk/Google%20Leaflet%20MAY09.pdf>.

Continued...

Solicitors: May I remind you that we do have on our website a list of solicitors who we work with on a regular basis <http://www.centre-p.co.uk/SolicitorsMAY09.pdf> and I would encourage any other solicitors who are working across the region to make contact with us if they deal with leases, lease renewals, and have knowledge of the 1954 Landlord and Tenant Act so that we can recommend them to our clients and other third parties. I continue to be surprised how many prospective tenants, who have not dealt with commercial property in the past, believe that the solicitor who dealt with their house sale some years ago is the correct person to deal with a commercial lease. Sometimes they are correct but I would say this is not so in the majority of cases.



Summer Competition: Where was I? See <http://www.centre-p.co.uk/Seaside%20Pier.jpg>. Just to make you think, when I took the photo within the last month, I was facing almost due NORTH, but I'm sure when I tell you the answer you'll all agree that it is on the WEST coast of mainland Britain! Guesses/answers please to reception@centre-p.co.uk. Please write Seaside Pier, in the SUBJECT box. I have a month to think of a suitable prize!

Cherwell Valley Silos Ltd: We are delighted to have received instructions from Cherwell Valley Silos Ltd to market two storage units, both of 12,000 sq ft. These are adjacent units and could easily be combined. This is the first time in twenty five years that Bankier Sloan have been given instructions by this prestigious local company and we look forward to providing them with good professional advice. The units we are currently offering are competitively priced at just **£3.62 per sq ft including** rent, rates and property insurance, with the accommodation being available on either a long or short term basis.



The site, which is located some four miles south of Banbury town centre, also benefits from excellent twenty four hour security. See <http://www.centre-p.co.uk/TwyfordMAY09.pdf>.

More Than Opera: It would be remiss of me if at this point I did not bring your attention to the first CD produced by my wife Ann and her friends Sarah Haigh and Jonathan Clarke. For those who are interested, "More Than Opera" will provide entertainment at corporative events, fundraising concerts, as well as open air garden parties. Examples of their singing can be found at <http://www.morethanopera.co.uk/4.html>. For those who wish to invest heavily their first CD (six tracks including The Flower Song, Vilia, and The Jewel Song) is available by sending a cheque for £4.50 (postage and packing included) to More Than Opera, c/o Centrepont, Chapel Square, Deddington, OX15 0SG along with your full postal address. Further recordings are expected to be launched later this year/early 2010.



Sugarswell Business Park: With the arrival of summer it is difficult to think of anywhere nicer to work than this stunning business park on the Oxfordshire/Warwickshire border. At the current time we are marketing industrial units of 1,200 sq ft, 1,280 sq ft, and 6,600 sq ft. We also have an excellent self contained office of 700 sq ft. See [http://www.centre-p.co.uk/SugarswellBusinessPark\(1\).pdf](http://www.centre-p.co.uk/SugarswellBusinessPark(1).pdf).

Guide to Banbury's Industrial Estates July 2009: Our updated guide to the Industrial Estates in Banbury will be published FREE by 1st July. If you wish to receive a copy please write to reception@centre-p.co.uk with your full postal address, writing the words INDUSTRIAL GUIDE in the SUBJECT box and you will be mailed a copy as it is published.

Please contact us if you have any premises you wish us to market. We have been operating in the region for 24 years and 7 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.

Edited by Ian B Sloan FRICS – 2nd June 2009