

# OUTLOOK May 2014

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

Welcome to our MAY edition of OUTLOOK, our monthly newsletter sent to nearly 5,000 local and regional companies by e-mail. For this edition we are also printing and hand delivering over 500 printed copies to encourage more people interested in industrial and commercial property to provide us with their e-mail addresses so these may be added to our mailing list. If you'd like to receive future issues please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) typing YES PLEASE in the subject box and your address will automatically be added. We hope you find something of interest in this and future editions. For copies of previous newsletters, going back EIGHT years, please click <http://www.centre-p.co.uk/LATESTNEWS.htm>

**Small Business Rates Relief :** Following our March report <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf> and our continuing national campaign on SBRR we would like to share with you a response we received from the Department for Communities and Local Government which reads:

*"As you will appreciate it is for local authorities to ensure that their ratepayers and other stakeholders have up to date information they need to access reliefs and or other Government grants.*

*We share your concern in this matter and we will certainly continue to remind local authorities of the need to keep important information such as the changes to small business rate reliefs and other reliefs up to date in order to support local ratepayers and businesses."* 17th April 2014

## Cotswolds Photo Gallery



2014 sees Bankier Sloan celebrating 30 years in business with many clients in Cotswold locations such as Moreton-in-Marsh (where we are pleased to be sponsoring a High Street flower display this year), Bourton-on-the-Water, Shipston-on-Stour and Stow-on-the-Wold.



## Planning Application - Moreton in Marsh Funeral Directors

The ever increasing population seen on a day-to-day basis by the growing number of housing developments across the region, brings with it the need for some additional services.

An illustration of this is our application on behalf of a prospective tenant in Moreton-in-Marsh who wishes to use the former Mailrite building (2,400 sq ft) as a funeral directors.

See <http://www.centre-p.co.uk/MailRightAPRIL2013.pdf>



**RETAIL UNIT FOR SALE: Broad Street, Banbury, with living accommodation above. £200,000.**

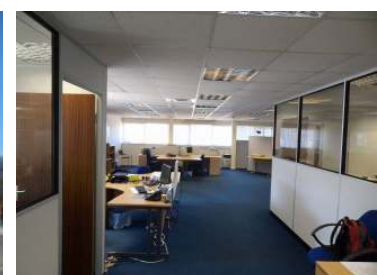
<http://www.centre-p.co.uk/BroadStreet.pdf>

## BANKIER SLOAN

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**TO LET: Excellent 2,055 sq ft Office, Light Industrial or Storage. Station Road, Chipping Norton. £12,000 per annum.**

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

**Oxford Road, Banbury:** We are pleased to report the sale of one of the smallest properties we have marketed in recent times, the former telephone switching station close to Sainsburys on the Oxford Road, Banbury. We were seeking offers in the region of £75,000. Having agreed a price, exchange took place within a month and completion 14 days later. Everyone was happy!

**Cricket Sponsorship:** Bankier Sloan have agreed a three year sponsorship deal for The Premier Division of the South Northants Cricket League. We are returning to sponsor the Premier Division as part of our 30th year celebrations. I commented to the local press.



*"We are delighted to be sponsoring the Premier Division again after an eight year break. Village League cricket is exceptionally well organised in the area and we are pleased to be associated with such a long established and flourishing competition. Now lets hope for a beautiful summer ! "* The league starts on Saturday 3rd May.

**Under offer – factory premises, Beaumont Road:** Within 10 days of starting to market this 30,000+ sq ft unit we are pleased to report that solicitors were instructed after interest from three separate parties. We expect completion of this lease to take place within the next month. The interest reflects the market for any type of industrial property in the region at the current time. There have been no developments aimed at meeting the needs of local businesses for over 10 years, the economy appears to be picking up and demand for space is increasing.

**Moreton-in-Marsh:** We are pleased to report the relocation of Cox's Architectural On-Line and the immediate letting of the space they vacated on the Fosseyway Business Park. We have had 100% occupation on this popular business park for nearly three years. The competitive rents and the excellent management (provided by Bankier Sloan!) are no doubt the main attractions. The location less than 250 yards from Moreton town centre may also have something to do with it!

For a full list of all our available properties please see <http://www.centre-p.co.uk/availableproperties.htm>

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**TO LET: Separate Self-Contained Office.**  
**822 sq ft. £8,000 per annum.**

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



**TO LET: 1,600 sq ft Excellent Retail Premises.**  
**Calthorpe Street, Banbury.**  
**Rents between £10,000 to £25,000 p.a.**

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

**GOODBYE...Bailiffs.** New regulations are now in place regarding the recovery of debts. We've read the legislation; we know people who understand what it means! No longer do you have bailiffs, you have "Enforcement Agents", and a LEVY is replaced by "Taking control of Goods". If you need to recover rent take advice / talk to Bankier Sloan, we can point you in the right direction.

**GOODBYE...Berry Morris.** Hello Brown & Co. Whilst BANKIER SLOAN continue to be the longest established Chartered Surveyors in the region specialising exclusively in industrial, office and retail property, we welcome Brown & Co to North Oxfordshire, following their purchase of Berry Morris. Brown & Co is a firm of independent rural property, land and business specialists operating from 11 offices in the East of England, London, Poland and St Lucia.

### Councils are waking up !

Councils across England are waking up to the issue of Small Business Rates relief because hundreds of small firms are looking at our research on this subject. If you add most local authority names in front of ....*Small Business Rates Relief*, in your SEARCH box you will find our report on page one. Do try it. Soon we hope we'll be top three, then councils really will wake-up!



**TO LET: 1,320 sq ft Modern Workshop, Thorpe Way Industrial Estate, Banbury. £12,500 p.a.**



**TO LET: Up to 0.46 acre Open Storage / Haulage Yard, Aynho, Nr Banbury. £25,000 per annum.**



**TO LET: Separate Self-Contained 822 sq ft Office. £8,000 per annum.**



**TO LET: 2,400 sq ft Workshop with Offices, Shutford. £12,500 per annum.**



**TO LET: 3,000 sq ft Workshop, Banbury plus small enclosed rear yard. New Lease. £13,000 per annum.**



**TO LET: 800 sq ft Workshop/Office, Heath Farm, Swerford. £140 p.w.**



**FOR SALE/TO LET: 600 sq ft Workshop and Office plus 10,000 sq ft Extensive Yard, Nethercote. £160,000 Freehold or New Lease at £10,000 p.a.**



**TO LET: 650 sq ft Office / Rural Workshop, Middleton Cheney. £7,200 p.a.**



**TO LET: Factory Premises, Thorpe View, Banbury. 5,529 sq ft. £4.75 per sq ft p.a.**



**TO LET: Excellent 2,055 sq ft Office, Light Industrial or Storage. Station Road, Chipping Norton. £12,000 p.a.**



**TO LET: 500 sq ft Office, Bloxham. £120 per week**



**TO LET: Rugby Excellent units with parking £70 & £80 per week plus VAT.**



**FOR SALE: FREEHOLD, Cumberford Hill, Bloxham OX15 4HL. 783 sq ft & 351 sq ft workshops plus 405 sq ft adjacent store. £275,000.**

**TO LET: Serviced Offices, Centrepoint, Deddington. Single offices available from £80 per week. Now with Super-Fast Broadband.**

**For full details of all our available properties please go to [www.centre-p.co.uk](http://www.centre-p.co.uk) and click AVAILABLE PROPERTIES**

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Chartered Surveyors, Banbury, Oxfordshire  
**BANKIER SLOAN** Established 1984

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**ACQUISITIONS, SALES, LETTINGS, PLANNING,  
RENT REVIEWS, LEASE RENEWALS, MANAGEMENT, RATING**



**Centrepoint, Deddington**

**BANKIER SLOAN** is the *longest established* Chartered Surveying practice in the region, dealing exclusively with industrial, retail and office property. We provide a professional service to industry and commerce across much of the South Midlands. All initial meetings are free of charge unless otherwise advised. To view our monthly e-newsletter OUTLOOK please see

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



**Ian B Sloan FRICS**

**ACQUISITIONS:** Buying a property may be an individual or company's biggest ever purchase. It is essential to gain maximum value for money. A professional "search" of property available will be money and time well spent.

**SALES:** The marketing of premises is becoming ever more sophisticated. It is important that premises being sold are not only advertised to maximum effect but that individual contacts within the business community are energetically pursued. For our latest list of available properties please see <http://www.centre-p.co.uk/availableproperties.htm> . Our website is one of the most visited sites in the region. See <http://www.centre-p.co.uk/GooglePageAPRIL2013.pdf>

**PLANNING:** Even at a time when local authorities are attempting to encourage industrial and business communities to expand, planning permissions are not always easy to obtain. Industrial development in rural locations is a particular field in which Bankier Sloan has considerable experience.

**FEES:** In all cases we trust our fees will accurately reflect the value of the professional advice provided. Bankier Sloan does expect an advance payment from clients. We do believe that the payment of a fee gives the client the right to hassle us when necessary! See <http://www.centre-p.co.uk/fees.htm>

**RENT REVIEWS/LEASE RENEWAL:** Ensuring that an individual tenant does not pay more rent than is necessary often requires the professional assistance of a Chartered Surveyor with a detailed knowledge of market conditions. When acting for a freeholder the aim must always be to maximise the return on any investment, whilst at the same time ensuring the tenant is not driven out of business. A vacant unit is a bad investment!

**MANAGEMENT:** Good management will lead to good landlord/tenant relationships and hopefully to prosperity for all concerned. Bankier Sloan manages on a retained basis a number of industrial sites in the North Cotswolds, Northamptonshire and North Oxfordshire. Please see <http://www.centre-p.co.uk/Management.htm>

**LETTINGS:** Leases can vary dramatically. Landlords and tenants frequently enter into leases, which will affect their business for many years to come, possibly until they retire ... and even beyond! Bankier Sloan can assist as the lease is being prepared, once signed it's too late !

**REFERENCES:** Bankier Sloan have built up a large number of loyal clients. Some we act for on a continuous basis whilst others call on our services as and when needed. Please see <http://www.centre-p.co.uk/References.htm>

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**Industrial, Retail & Office Property**