

OUTLOOK AUGUST 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**.

Regional Property Helplines: 01869 338866 and 01608 652888

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

Welcome to August! Over the years we have rarely published an August OUTLOOK, but as I neglected to do a June newsletter...and only four people actually noticed...I thought I would send you something to read on the beach!

Talking of holidays, I hope as many people as possible will enter my picture competition this month, and guess where I was when taking the photograph below. I will give you two clues, it was in England, and the tide was in! If you really don't know where this is just take a guess, there aren't many piers remaining along the English coastline. Please email reception@centre-p.co.uk and in the subject box just write **PIER COMPETITION** with your answer and contact details.



I have a message for previous winners of various bottles. You have not been forgotten. I am aware that I need to visit Milton Keynes and Reading to deliver some alcohol and I will try to do so in the next couple of months.

Small Business Rates Relief : If you have a property with a rateable value of less than £6,000 you should be paying no rates from October for 12 months. Simple you might think. No don't be silly! You've probably been paying in 10 instalments to cover a twelve month financial year, so by October you may have overpaid based on an anticipated 12 months at the same level. But if you think that's easily sorted consider the fact that there is then tapered relief up to £12,000 rateable value. Please spare a thought for the officers who have to attempt to understand letters from central government, one which includes at the beginning ...

"Level of relief. The policy intention is to provide for the period from 1 October 2010 to 30 September 2011, 100 per cent relief for rateable values below £6,000, and tapered relief from 100 per cent to zero for rateable values between £6,000 and £12,000. The small business rate relief discount is calculated by reference to the value of E. For properties with a rateable value of not more than £6,000, the value of E is currently "2" which provides the 50 per cent discount. It is mathematically not possible to amend the value of E to produce a zero rating. Therefore, the order sets the value of E at 5,000,000 and provides that the resulting amount should be calculated to three decimal places. This is intended to provide the 100 per cent relief as desired."

The good news is we can let have a copy of the whole letter! Just write **RATES LETTER** to reception@centre-p.co.uk, and we'll do the rest!

Excellent Rural Offices Twyford, Nr Banbury



Two Storey, High Quality
Self-Contained Offices
with 24 Hour on-Site Security
& Ample Parking

<http://www.centre-p.co.uk/Twyford%20JULY2010.pdf>

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Government Publications: The new coalition government have published surprisingly few useful documents over the last month, but here are three I think may be of general interest, or might at least provide the detail for those who specialise in these matters..

The Community Right to Build. See <http://www.communities.gov.uk/publications/housing/righttobuildleaflet> This is a consultation document setting out the governments thoughts on how to allow local communities / villages to build affordable housing , by-passing planning authorities.

Revocation of Regional Strategies <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1631904.pdf>
This is the document addressing the requirement for local authorities to set long term housing needs.

Last week the Department of Transport published a consultation document on how the compensation scheme is going to work for those effected by the 250 mph rail track. If you would like a copy please email reception@centre-p.co.uk writing 250 MPH in the subject box and we will return to you a copy of the complete consultation document in a PDF format.

3 CPD Oxford Briefing: This is an annual conference which is in its 26th year and should be of interest to building surveyors, facilities and estate managers, architects and construction professionals, and those who deal with much more technical stuff than I will ever know about. This is a very well respected conference, and for those of you who are interested, it provides you with lots of CPD hours. It takes place in the centre of Oxford and if you would like details please email to reception@centre-p.co.uk writing OXFORD CONFERENCE in the subject box. The event takes place on Saturday 11th September and Sunday 12th at Pembroke College, Oxford.

Thank you: May I take this opportunity to thank my many clients who continue to take my advice to ensure that when we market premises they are clean, tidy, redecorated, and are in a good state of repair. It makes my job much simpler. We have let properties over the last couple of months in a variety of sizes. Ingoing tenants in general want almost immediate occupation and wish to believe they need do nothing to the property before moving in. For those looking for a small workshop can I recommend that you take a look at our website at <http://www.centre-p.co.uk/availableproperties.htm> and notify us of your requirements. We currently have premises of 1,500 sq ft and under in Banbury, Farthinghoe, Aynho, Swerford, Wolston Nr. Rugby, Fenny Compton to name but a few.



TO LET: Fenny Compton
Excellent Factory.
Ground Floor 5,150 sq ft.
1st Floor Office 452 sq ft.
New Lease. £18,000 per year.
Available July 2010.

[http://www.centre-p.co.uk/Fenny%20Compton\(Karchers\)JAN10.pdf](http://www.centre-p.co.uk/Fenny%20Compton(Karchers)JAN10.pdf)



FOR SALE: FREEHOLD Moreton-in-Marsh
Available due to the proposed relocation of the
existing business to a single site.
Site Area 0.86 Acres. Buildings 14,960 sq ft.
B1, B2 & B8 Accommodation. £1,000,000.
<http://www.centre-p.co.uk/MatconHouseDetails.pdf>



TO LET: Self-Contained
Workshops & Offices,
Swerford, Oxfordshire.
New Leases.
Approximately 370 sq ft at
£85 per week &
400 sq ft at just £80 p.w.

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

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