



OUTLOOK August 2011

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

**TO LET : Superb Office Accommodation
Shenington, Banbury OX15 6HW**

It's August, the sun is shining, half the world's on holiday and we still have lots to do. We continue to be grateful to those loyal clients who give us work and to the ever increasing number of potential occupiers who telephone, e-mail and visit our website. Our Google Listing's page continues to look impressive. Please see <http://www.centre-p.co.uk/Google%20Leaflet%20JAN2011.pdf>



**1,100 sq ft up to 8,530 sq ft
Rents £14,000 up to £46,000 p.a.**

<http://www.centre-p.co.uk/SugarswellBusinessParkJULY2011.pdf>

**Tel: 01869 338866
reception@centre-p.co.uk**

Reminder: The government confirmed to Chief Finance Officers during July that legislation had finally been passed confirming the temporary increase in Small Business Rate Relief. Full details will be sent to you if you write "Rates Relief" in the subject box of an email sent to reception@centre-p.co.uk. The main point effecting small businesses is covered by the following extract: "The 23 March Budget announced that the Government would continue with the more generous level of Small Business Rate Relief for a further year, until 30 September 2012. Eligible ratepayers will continue to receive relief at 100 per cent on properties with rateable values of not more than £6,000 with a tapered relief of between 100 per cent and 0 per cent for properties with rateable values between £6,001 and £12,000 for that period".

ABC Guide to Banbury's Industrial Estates: Updated for the second time this year, our definitive guide provides detailed maps of industrial locations and a comprehensive list of all occupiers. This can be found at <http://www.centre-p.co.uk/BanburyABC%20Guide-JULY2011.pdf>



PROPERTY REQUIREMENT: Ferrari Owners Club Headquarters: Many thanks to those that responded to our recent enquiry for a new headquarters building for the Ferrari Owners Club of Great Britain. On behalf of our clients we have already viewed a number of properties, and will continue to do so over the next three weeks, prior to our clients undertaking their first viewing day at the end of August. If you are currently marketing a freehold that will meet our clients needs please send full details to reception@centre-p.co.uk. Please see <http://www.centre-p.co.uk/PROPERTY%20REQUIREMENTS-June2011.pdf>

Lock-up, Deddington



**TO LET
Thorpe Place, Banbury
1,500 sq ft
Workshop & Offices
New Lease
£11,000**

<http://www.centre-p.co.uk/Unit%2020,%20Thorpe%20Place.pdf>

Police Station, Deddington: As a result of the relocation of the Deddington Police Office we anticipate having available in late 2011 / early 2012 a superb lock-up unit in the heart of this very popular North Oxfordshire village. We believe it could be used as a retail outlet or an office. This property is being offered on a new lease at £18,000 per annum. Full details can be found at <http://www.centre-p.co.uk/Police%20Station,Deddington.pdf>

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Workshop / Showroom, Fosseyway Business Park, Moreton-in-Marsh: Available due to the re-positioning of Moreton Architectural Reclamation Yard within the business park, we are able to offer this excellent 4,200 sq ft showroom/unit at £24,000 per annum. Situated on this popular business park, close to the railway station, this unit has good parking and is available either as one or two units.

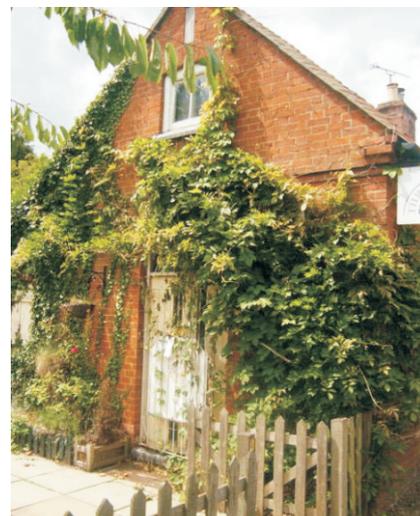
Please see: <http://www.centre-p.co.uk/Cox%27sYardJUL2011.pdf>



What's in a name? My office used to regularly receive a brochure addressed to "The Light Bulb Buyer" which always created some amusement. I would be interested to hear however if there is anyone in the property profession who has a more unusual title than the gentleman who recently sent me some property details which he thought would be of interest to my clients, he signed his letter "Sandwich Student"...I think that takes the biscuit! Please send any suggestions by e-mail writing the words WHAT'S IN A NAME in the subject box.



Freehold for sale, Rugby: We have instructions to offer for sale this prominently located freehold investment, comprising of retail premises with living accommodation, within a popular parade of retail units in Hillmorton Road, Rugby. Offers in the region of £160,000. For full details please see <http://www.centre-p.co.uk/Hillmorton%20Road,%20Rugby.pdf>



Nuneham Courtney, Oxford: This property, located on this very busy main road 6 miles south of Oxford city centre, is available on a new six year lease at an initial rent of £9,000 per annum. This unique retail unit is situated in the picturesque village of Nuneham Courtney, between Oxford and Reading. For further details please see <http://www.centre-p.co.uk/Nuneham%20Courtney.pdf>



A complete list of AVAILABLE PREMISES can be found at <http://www.centre-p.co.uk/availableproperties.htm>

Important to all property owners/occupiers: Many people will have received a leaflet from their water supplier (e.g Thames Water) which they have probably not read! Recent legislation may well **help** many owners/occupiers who have a sewer serving more than one property running through their land. In the middle of Moreton in Marsh for example, many properties are served by a sewer running to the back of the existing shops in the High Street, a historic lay-out found in many locations across the country. Until now, individual land owners have been responsible should there be a problem. We believe the situation has now changed to the *advantage* of owners and occupiers. If you would like to receive a simple guide on how the legislation might affect you, please e-mail reception@centre-p.co.uk writing "Sewers" in the subject box.

Workshop Deals: We are pleased to report Completion of the sale of our clients garage premises in Middle Barton. We were seeking £300,000. We have also instructed solicitors on the sale of a freehold workshop at Steeple Aston with completion due in August - <http://www.centre-p.co.uk/SteepleAstonJUNE2011.pdf>



Heath Farm, Swerford: Located at this beautiful and well established business location between Chipping Norton and Banbury, we have instructions to let a 400 sq ft excellent self contained workshop / office. Available on a new lease at just £80 per week. For further details please see <http://www.centre-p.co.uk/Swerford.pdf>

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