

OUTLOOK SEPTEMBER 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 back, the summer is over, school is back and the four months between now and Christmas may well determine the profitability of your, and your clients companies during 2010. We still find ourselves however working in interesting and difficult times. The number of small industrial units that remain vacant in the geographical area within which we operate is however declining. An encouraging sign we hope!

Research Department: There are many who read OUTLOOK on a regular basis that frequently send kind notes expressing their thanks for the information that we provide. August has been poor in terms of such information, but I bring your attention to one disciplinary case within the RICS which may also be of interest to other professionals....a warning to us all! See http://www.rics.org/site/scripts/documents_info.aspx?categoryID=492&documentID=815



RICS

RICS Members - North Oxfordshire: In conjunction with the RICS South East area Bankier Sloan are pleased to be inviting all RICS members, whether they live or work locally, for drinks at the Veritas Wine Bar in Banbury on Wednesday 29th starting at 5.30pm. Drinks are not on the house, but we hope this will be the first of a regular monthly "get together".

Middleton Cheney: Bankier Sloan are pleased to announce the letting of a 600 sq ft office in Middleton Cheney. This leaves us with just two small retail units, one of which has also been used traditionally as an office. Full details are available on our website at <http://www.centre-p.co.uk/availableproperties.htm>. With rents at £80 and £120 per week we think both offer excellent value.



TO LET: 1,500 sq ft 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 (plus VAT). 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.

For full details see <http://www.centre-p.co.uk/CHERWELL%20DISTRICT%20COUNCIL.pdf>

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Fenny Compton: The outgoing tenants have now completed their work on this unit and we are delighted to be offering an excellent 5,500 sq ft warehouse at just £20,000 per year. Viewing of this property is highly recommended. See [http://www CENTRE-p.co.uk/Fenny%20Compton\(Karchers\)JAN10.pdf](http://www CENTRE-p.co.uk/Fenny%20Compton(Karchers)JAN10.pdf)



Woodford Halse: These premises have been used as a pine restoration workshop and retail outlet, and offer good value at £9,000 per annum. See <http://www CENTRE-p.co.uk/WoodfordHalse.pdf>



Macmillan Coffee Morning: <http://coffee.macmillan.org.uk/Home.aspx> Bankier Sloan are delighted to be hosting a Macmillan Coffee Morning on Friday 24th September. This will take place at the former OAST property on Thorpe Way Industrial Estate, Banbury, <http://www CENTRE-p.co.uk/Thorpe%20Way,BanburyAUG2010.pdf> We hope as many readers of OUTLOOK who are in the area on the day will come and join us to support this excellent cause.

Small Investments: Instructed in the first week of August to sell an industrial investment producing £4,800 a year, I sent the details to ten parties who I thought would be interested, and within three hours obtained genuine interest from four prospective purchasers, and within forty eight hours had instructed solicitors. I tell you this firstly to remind those who are wondering, there is still a market for the right property, but also to encourage people who are looking for any particular property, be it an investment or a freehold with vacant possession, to let us know their particular requirements as sometimes due to timing it is not possible to notify you of all instructions via OUTLOOK. If you are interested in any aspect of commercial property please send an email to reception@centre-p.co.uk.

Oxford Leasehold Restaurant: Our clients are keen to dispose of this leasehold property which totals nearly 4,000 sq ft, in the centre of the city. Full details are available by e-mailing reception@centre-p.co.uk, writing in the Subject Box 'Oxford Restaurant'. Full details will be sent to you by return.



Serviced Offices, Deddington: As many of you know we operate a serviced office scheme here in the beautiful North Oxfordshire village of Deddington, which has been the location of our main office since we commenced business in 1984. One of our established tenants is in the process of expanding which will mean we will be offering by the end of September two adjacent offices, fully serviced, at a rent of just £9,500 per annum. This includes the payment of heating, lighting, rates, and the office is carpeted with some desks. If the offices are to be taken separately then each is available at a rent of £100 per week. For further details please contact our office on 01869 338866 or email reception@centre-p.co.uk.



This leads me nicely onto a request I have received from the hard working secretarial staff at Centrepoint, to remind my readers that they do offer a very professional secretarial and typing service, with clients spread throughout the UK. At £18 per hour they believe they offer a highly competitive rate. Further details of the service available can be obtained by clicking <http://www CENTRE-p.co.uk/TypingServicesAUG2010.pdf>

Full details of all our available properties can be found by clicking <http://www CENTRE-p.co.uk/availableproperties.htm>

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