

OUTLOOK May 2012

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

100th Edition

A monthly e-newsletter covering
Industrial, Commercial & Retail Property
in North Oxfordshire,
North Gloucestershire, South Northants
and South Warwickshire.

Welcome to our 100th edition. In recent years we have been publishing our OUTLOOK on a monthly basis, but back in 2002 when I first produced a newsletter, circulated to just 46 clients and professionals (compared with just over 4,600 this month!), it was published on a quarterly basis. I have been really grateful over the years to the many people who have responded, sometimes only with "great" or "thank you"...any response is much appreciated...and if you felt able to do so on our 100th edition we would be doubly pleased to hear from you. Please do email reception@centre-p.co.uk sending your comments to myself, Debbie or Lucy, both of whom have worked hard over the years producing and distributing OUTLOOK. I am as ever very grateful for their contribution.

The response we get from OUTLOOK can be seen in two examples from our last issue. We promoted for the first time six workshop premises in Canal Street, Banbury, as a result of instructions we had just received from British Waterways. In the last month we have instructed solicitors on five of these units, in each case legal costs have been paid, and the paperwork we hope is about to be signed. The one remaining unit at £80 per week will be let I am sure in the very near future. <http://www.centre-p.co.uk/LowerCherwellStreetMAR2012.pdf>

We also sought architects to help one of our clients. We received some twelve enquiries and are very grateful to those who contributed. As we write this note we have still not instructed a firm of architects but maybe my clients are close to doing so.

Cowley Road, Oxford: We have been delighted to receive instructions to lease out a potentially fantastic restaurant location on the Cowley Road, Oxford. One of the busiest suburban streets, popular for eating, this property we believe offers great potential as either a restaurant or coffee house. For full details please email reception@centre-p.co.uk



Deddington

Ground Floor Lock-up Office/Retail Premises



FOR SALE: £180,000

<http://www.centre-p.co.uk/8ParsonsStreetMAY2012.pdf>

TO LET: Retail Premises, Banbury
Approx. 580 sq ft, Town Centre Location



New Lease. £8,500 p.a.

TO LET: 750 sq ft Workshop
+ 450 sq ft Mezzanine Floor
E-mail: reception@centre-p.co.uk



<http://www.centre-p.co.uk/Police%20Station,Deddington.pdf>

Change of use applications: In the last couple of months we have submitted two change of use applications on behalf of clients. We tell you this only to remind our clients and potential clients that we do a variety of work relating to commercial, office and retail property, not just agency, management, rent reviews and lease renewals!

Stow-on-the-Wold: We are currently dealing with a lease renewal in Market Place, Stow. We have a variety of evidence but would appreciate receiving any further recent evidence. We will of course be happy to reciprocate with any interested party. Please email reception@centre-p.co.uk

Manufacturing Output: Warning to H.M Government and others ! If you think the manufacturing figures have looked bad these last three months, then brace yourself for the next three; with a Jubilee weekend, the Euro 2012 Football and the Olympics, they'll certainly look bad by September! I wonder how many companies have actually planned for a down-turn in production or agreed with staff the time they can have off?

Thank you! Bankier Sloan would like to thank the Gloucester Locksmiths who helped discover £150,000 + of jewels that a tenant left behind. The tenancy had come to an end by agreement, with the tenant still owing rent. The locks were changed and three weeks later we decided it was time to "break" the safe. After four hours of skilled work the job was done. For details of a good locksmith please contact Ian Sloan on 01869 338866.....for details of my new home in the Seychelles.....*sadly not!*

Village Pub Cricket North Oxfordshire: The season is starting in 3 weeks time. If you'd like a game please e-mail reception@centre-p.co.uk The good news is my local, The Chandlers Arms at Epwell, has recently been refurbished, its looking great, John and Fiona are great hosts and if you call by one day/evening telling them I mentioned the pub in this newsletter, I may get a free pint!

Warning to all professional managing agents: I hope the following story will be of interest to all those involved in managing property. The case that you will read does relate to residential property but I am sure the same rules will apply to those who deal with commercial property, even if it is not exactly the same legislation. Please read the whole of this case and not just the summary! I would be grateful of any comments for my own benefit. It is a lesson to all of us who may be involved in the management of property. http://www.rics.org/site/scripts/documents_info.aspx?categoryID=492&documentID=1521&pageNumber=6

Professional Fees: As a qualified Chartered Surveyor of over thirty years, I remember when we quoted to clients RICS Scale fees. Some fifteen years ago this practise stopped as I believed it had been outlawed by the Monopolies Committee. I have been intrigued therefore within the last month to see that a number of architects who responded to my request in last months OUTLOOK are quoting RIBA scale fees. Do they really still exist?



[http://www.centre-p.co.uk/Rugby%20FEB2012.cdr\(2\).pdf](http://www.centre-p.co.uk/Rugby%20FEB2012.cdr(2).pdf)

TO LET: Open Storage Parking /Workshop Accommodation, Newbold Road, Rugby CV21 2NZ.



TO LET: Fenny Compton CV47 2XD.
Ground Floor 5,150 sq ft.
1st Floor Office 452 sq ft.
New Lease. £10,000 p.a.

[http://www.centre-p.co.uk/Fenny%20Compton\(Karchers\)JAN2012.pdf](http://www.centre-p.co.uk/Fenny%20Compton(Karchers)JAN2012.pdf)

RETAIL PREMISES - DIDCOT

TO LET: The Broadway & Abbot Road



£16,000 p.a. New 6 year lease



£6,000 p.a. New 6 year lease
Existing chip shop kitchen equipment and counters available for £8,000 to an in-going tenant.

BANKIER SLOAN
Tel: Deddington 01869 338866

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