

OUTLOOK December 2013

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:

It's nearly Christmas ! We are sending this to you slightly early as the office will be closed on Friday 29th November as the staff of Bankier Sloan go on their Christmas outing. If you really need to make contact on Friday please telephone Ian's mobile 07831 338111. Writing this early also ensures that we are the first to wish you Happy Christmas !

Christmas has come early for a number of clients and small businesses across the area who have already taken up our advice following the publication of our report on Small Business Rates Relief. <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf> . We are aware that this has been brought to the attention of the appropriate government minister and we expect councils to be encouraged in the coming months to actively seek-out companies that qualify under this scheme. In the Chancellors Autumn statement, which will be published on December 5th, it will not surprise us if this scheme is not only renewed for the financial year 2014 / 2015 but also for the following year at the same time. It is surely inconceivable that the government will allow small business rates to increase dramatically less than a month before the 2015 general election.

We have been busy in the last month and are pleased to report the completion of a number of transactions, including the sale of the freehold interest in the rural offices we have been marketing at Stourton <http://www.centre-p.co.uk/Stourton.pdf>.

SOLD



We have also let a 2,400 sq ft industrial unit on Sugarswell Business Park, Shenington, which remains one of the finest rural settings in the region <http://www.sugarswell.com/> and having obtained planning permission for a change of use we have let High Street, Middleton Cheney as an Indian Takeaway <http://www.centre-p.co.uk/MiddletonCheney.pdf>

Retail Unit
Middleton Cheney
Nr. Banbury
£7,500 per annum.

LET



FOR SALE or TO LET: TAKE-AWAY,
Cowley Road, Oxford, with living
accommodation. Freehold £345,000 or
Rent £26,000 per annum.

<http://www.centre-p.co.uk/282CowleyRoad.pdf>



TO LET: Beaumont Road, Banbury.
2,020 sq ft Distribution / Industrial Unit.
New Lease. £14,000 per annum.

<http://www.centre-p.co.uk/Beaumont%20RoadOCT2012.pdf>

Frost warning: I would like to repeat my annual advice to all those with empty properties, that they should either drain the water from pipes or should ensure that there is some heating left on. It is much cheaper to pay a heating bill than face the consequences of a burst pipe.

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email: reception@centre-p.co.uk, www.centre-p.co.uk

Flooding: The risk of flooding is growing. Flooding could seriously affect the value and amenity of your home or business premises. There will probably be an increasing number of floods in the future due to changes in weather patterns, the amount of new building on low-lying areas in recent years, and other local factors.

Many properties which have not previously been at risk of flooding now are. Of the 28 million homes in the UK, over five million are currently at risk, as well as over 300,000 business premises and many more public and utility services buildings.

A new guide, published online by the RICS, will tell you what you need to know about flooding and flood risk to your property (the land and the buildings on it), and what you can do to deal with this risk. See <http://www.rics.org/Global/RICS-Flooding-consumer-guide.pdf>

Small Business Rates Relief: Our report on this subject, which has generated considerable interest from councils and occupiers of premises, can be read online at <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf>

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

House building - Quarterly report: Many readers will be interested in studying the government's statistics on House building starts and completions statistics for the period July to September 2013. These can be found by clicking <https://www.gov.uk/government/publications/house-building-in-england-july-to-september-2013>

**TO LET: 2,400 sq ft Workshop with Offices
Shutford, Nr.Banbury OX15 6PH**



Recently re-decorated. £12,500 per annum
<http://www.centre-p.co.uk/ShutfordOCT2012.pdf>



TO LET: Excellent Office and Industrial Premises, Tower Hill Business Park, Poundon OX27 9BD. New Leases. 1,200 sq ft at £8,000 p.a. 2,000 sq ft at £7,500 p.a. <http://www.centre-p.co.uk/Poundon.pdf>



**RETAIL UNIT FOR SALE:
Broad Street, Banbury OX16 5BT,
with living accommodation above.
Freehold £200,000.
<http://www.centre-p.co.uk/BroadStreet.pdf>**

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