

OUTLOOK January 2016

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Banbury 01295 688384

Happy New Year. May we take this opportunity of thanking our many clients who have instructed us over the last year, some of whom have visited us in our new offices at Sugarswell Business Park, Shenington. We look forward to working with established and new clients in the year ahead. May we remind you that our new Banbury telephone number is 01295 688384, whilst our Moreton-in-Marsh office number remains 01608 652888.

We have some excellent instructions to start the new year, including two factory premises to let on Banbury's major industrial estates.

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.



TO LET: 1,500 sq ft Workshop & 1,500 sq ft Upper Floor Mezzanine, plus excellent 6,000 sq ft Fenced Yard Thorpe Way Industrial Estate, Banbury. New 6 year lease. £19,000 p.a.

http://wwwcentre-p.co.uk/Workshop_to_let_Thorpe_Way_Industrial_Estate2.pdf

For a full list of all our available properties please see <http://wwwcentre-p.co.uk/availableproperties.htm>



Exceptional Factory Premises, Beaumont Close, Banbury. New Lease. £48,000 per annum.

This excellent detached property is available from January 2016 due to the liquidation of RDVS Ltd. Our clients are prepared to adjust the internal layout of these premises to meet the needs of ingoing tenants. The property benefits from substantial onsite parking. Viewing is highly recommended. For full details please email reception@centre-p.co.uk or telephone 01295 688384/07831 338111.

The rating multipliers for 2015/16 have been announced by the Government as: Small Business multiplier 0.484 and Non-Domestic multiplier 0.497.

South Northants Cricket League Premier Division: We are delighted to announce that BANKIER SLOAN will again be sponsoring the Premier Division in 2016.

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

reception@centre-p.co.uk

wwwcentre-p.co.uk

Moreton-in-Marsh 01608 652888

Music Festivals

Bankier Sloan have been pleased to assist a number of music festival site owners over the last twelve months who have been approached by their local authorities for business rates. www.centre-p.co.uk/Business_rates_festival_sites.pdf.

Our ever growing work in this field has been brought about due to the research we have done over the last four years on Small Business Rates Relief. We are pleased to be able to continue to give free advise on this subject, and would recommend that any company occupying a property with a rateable value of less than £12,000 to read our December 2015 report, which can be found on-line at www.centre-p.co.uk/Small_Business_Rates_Relief_.pdf.

Music festival sites we have assisted to date include:



TO LET: 800 sq ft Workshop, Shutford. Available from 1st January 2016. Three year lease. £6,000 p.a.
<http://www.centre-p.co.uk/ShutfordOCT15.pdf>



Heath Farm, Swerford. 400 sq ft. £90 per week.
http://www.centre-p.co.uk/Workshop_Office_to_let_Swerford.pdf

Take-Away To Let



27 Elm Drive, Garsington, Oxford OX44 9AG.
Long term lease. £10,000 p.a.
<http://www.centre-p.co.uk/Gasington.pdf>

Property Requirement

20,000 to 25,000 sq ft

Factory Premises, Bicester

We are still seeking new premises for an existing manufacturing operation currently based in Bicester.

Our clients will consider leasehold premises, the purchase of an existing factory, or suitable land on which they will construct a new industrial workshop.

We will be pleased to discuss with land owners who have suitable premises, including agricultural buildings, the possibility of obtaining planning consent for industrial use. Our clients are prepared to meet the costs of such an application and enter into a conditional contract.

Please send details of any suitable premises by e-mail to Ian Sloan FRICS at reception@centre-p.co.uk or telephone 01295 688384 /07831 338111.

RICS Regulation provides reassurance to clients:

Employing the services of Chartered Surveyors such as Bankier Sloan should always bring reassurance to clients that they will receive a professional service. A recent case brought before RICS Regulation illustrates the importance given by the profession to ensure there is never a conflict of interest. My fellow Chartered Surveyors, particularly those who are self-employed or working in a small practise, will be interested to read the report.

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

Moreton-in-Marsh Business Association (MIMBA) is once again organising **MADE IN MORETON**, a month-long celebration of everything produced in and around the town, in March of this year, as a way of supporting and promoting local businesses. All local businesses who are producing items from heavy engineering and homes, to food and gardens, are being encouraged to participate in this exciting annual event.



MIMBA is looking to promote all local businesses and hope they will participate in a series of different ways, as is appropriate for the individual business. Examples include open days, receptions for invited guests, as well as informal presentations.

In the first instance, any local business interested in taking part in this event and located within a 5-mile radius of Moreton-in-Marsh is asked to contact The Moreton in Marsh Business Association's secretary Sabeeha Jackman via sabymba@hotmail.com or Ian Sloan at Bankier Sloan Chartered Surveyors on 01608 652888 / reception@centre-p.co.uk just writing YES PLEASE in the SUBJECT BOX. To see full details of MADE IN MORETON 2015 please see http://www.centre-p.co.uk/MADE_IN_MORETON.pdf



SHOP TO LET: 87 Warwick Road, Banbury.
 Approximately 430 sq ft. Prominent main road location, close to town centre. Rent £6,360 p.a.
http://www.centre-p.co.uk/Shop_to_let_Banbury.pdf

If you are reading this newsletter in the print version, we strongly recommend that you visit our web-site at www.centre-p.co.uk and click **January 2016 Newsletter** in order to take advantage of its many links. To receive your own on-line version in future please e-mail reception@centre-p.co.uk.



TO LET: Open Storage/Haulage Yard at Aynho, Nr Banbury. New Lease. £8,000 p.a.
<http://www.centre-p.co.uk/AyhnoNOV2015.pdf>



TO LET: Open Storage Yard(s), Aynho, Nr Banbury. Up to 0.3 acres / 15,000 sq ft. £4,200 to £18,000 per annum. Fenced yards to tenants requirements. <http://www.centre-p.co.uk/AyhnoJAN2014.pdf>



TO LET: 4,685 sq ft Workshop with Offices, plus 1/3 acre outside storage. Greatworth Park, Greatworth, Nr Banbury OX17 2HB. New Lease. £35,000 per annum.

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

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Banbury: 01295 688384, Mobile: 07831 338111

News in Brief....

High Street Moreton-in-Marsh: There is still good demand for retail units in the High Street, where rents are showing a continuing slow increase, although away from the core retail area, units remain available.

Bloxham: On December 22nd my clients exchanged contracts for the sale of this property, following the granting of planning for residential use by Cherwell District Council the previous week. Completion is set for February 1st.



East Anglia : We have a collection of a dozen + former oil tank sites for sale. If interested please e-mail for more details . Almost all of these sites are freehold and located on residential estates.

Hook Norton: We have a small self-contained office in Hook Norton available on a short or long term basis. See [http://www.centre-p.co.uk/Office to let Hook%20Norton.pdf](http://www.centre-p.co.uk/Office%20to%20let%20Hook%20Norton.pdf)



Industrial investment for sale North Oxfordshire : We anticipate receiving instructions to sell an interesting investment in the next three months. Value around £750,000 . If interested please e-mail reception@centre-p.co.uk

George Street Oxford: We have acted for over two decades for Conway Opticians in George Street Oxford , and Oxford City Council are once again trying to claim the rents have increased in the last five years. We'd be interested in hearing from any tenants or agents who have any evidence of recent deals.

Change of Use consents : We are delighted to report that we have obtained two permissions in the last month on behalf of clients, one for Reg's CAFE in Kings Sutton and the second for a B2 Industrial Use in the village of Hanwell.

Deddington Workshop : We're surprised we haven't had a taker yet for this attractive workshop in Deddington. It is a 2,500 sq ft unit with excellent on-site security.

Mallorie House Beaumont Road : 1st January saw the arrival of CCA Ltd to our clients 2,000 + sq ft unit in this prominent location. We wish them great success . They are a long establish company from East Anglia specialising in component parts.



Retail Relief: The Chancellor in his Autumn Statement did NOT renew RETAIL RELIEF for shops which this financial year amounts to a £1,500 discount.

We hope this latest newsletter gives you an indication of the variety of work we carry out on behalf of clients . The majority of our work, such as lease renewals, rent reviews and the property management we undertake on behalf of clients is carried out continuously without any publicity, so please remember if you have any non-residential property and you need assistance or advise we'll be happy to visit and give you our initial thoughts free of charge. Bankier Sloan has been operating in the region for over 30 years and there are many more years ahead... Happy New Year .

Edited by Ian B. Sloan FRICS.

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