

OUTLOOK October 2015

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

A new home for BANKIER SLOAN

We are delighted to announce the proposed move of our North Oxfordshire office from Centrepoint, Deddington to Sugarwell Business Park, Shenington OX15 6HW

We are very excited to be making this move and look forward to welcoming new and existing clients to this fantastic business park, which the Banbury Guardian has quoted as being “...*unquestionably the finest rural development in the region*” We anticipate being fully operational in our new offices before Christmas. Our new Banbury telephone number will be available shortly.



TO LET: Workshop, Clifton Road, Deddington

http://www.centre-p.co.uk/Workshop_to_let_Oxfordshire.pdf

This excellent 2,500 sq ft workshop, has good headroom, and is in the process of being fully re-decorated. It is located on a long established industrial site on the edge of Deddington, approximately 5 miles south of Banbury. The site is the home of many local companies, and provides excellent security. The owners have a site office and CCTV is operational. These premises are being offered on a three year lease at an initial rent of £15,000 per annum.

BANKIER SLOAN

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NEW INSTRUCTION Property Requirement 20,000 to 25,000 sq ft Factory Premises, Bicester

We have been retained by clients to advise on the acquisition of new premises for their 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 07831 338111.



NEW INSTRUCTION

To Let: 400 sq ft Workshop/Office Heath Farm, Swerford

We are pleased to be offering this excellent self contained unit, situated at this well established business location between Chipping Norton and Banbury.

This unit is available at a rent of just £90 per week, and under the governments current Small Business Rates Relief scheme any ingoing tenants will not be required to pay rates as the rateable value of this property is less than £6,000.

For further details please visit our web page at http://www.centre-p.co.uk/Workshop_Office_to_let_Swerford.pdf



**TO LET: Beaumont Road, Banbury
2,020 sq ft Distribution / Industrial Unit**

<http://www.centre-p.co.uk/Beaumont%20RoadAPRIL15.pdf>

We have been instructed by the freeholder to offer this property on a new lease at an initial rent of £16,000 per annum. The premises are in a prime location on Banbury's premier industrial estate. The unit has been re-decorated and is in excellent condition.

To view please call Ian Sloan on 07831 338811 or email reception@centre-p.co.uk.

BUSINESS RATES

I am delighted to be giving two presentations to members of the Royal Institution of Chartered Surveyors in the next month on the subject of Small Business Rates Relief. The first is in Swindon on the 7th October and the second in Exeter on 21st October. For further information please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_Swindon.pdf Any readers of OUTLOOK will of course be welcome to attend. Basic details of the current scheme can be found by clicking <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf>

On the 5th November I will be giving a presentation to Festival Congress <http://aiforg.com/festivalcongress/> in Cardiff on the subject of Business Rates as they effect music festival sites. Many readers may be surprised to learn that the Valuation Office are starting to assess such sites despite the fact that most music festivals last only two or three days. See http://www.centre-p.co.uk/Business_rates_festival_sites.pdf

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Just as I predicted...the new Gateway Shopping Centre in Banbury will open at the end of this month, just in time for the Christmas trade. We are sure it will become exceptionally popular.

Almost exactly four years ago I publicly questioned the local council's support for this retail outlet which involved the demolition of twenty three modern industrial units in a great location adjacent to Junction 11 of the M40.



**New M & S
nearing completion**

Twenty one of the units were under 3,000 sq ft and there has to date been no attempt to force developers to replace these premises in the locality.

There is an economic link between these two issues. In order to have money to spend in retail outlets there must be local manufacturing which gives employment to those who wish to spend!

The next three months will see major changes in the retail patterns of most local consumers, and the local authority will I am sure, react very quickly to the effects the new retail scheme will have on the town centre. We should all remember the planning officers are not to be held responsible for any detrimental effect on the town centre for they recommended *refusal* of the application for the Gateway scheme, it was the elected planning committee who overturned their recommendation.

For those who may be interested local authorities since April 2013 have been able to claim 50% of business rates received from new developments under the government's Rates Retention Scheme, the very scheme which has encouraged local authorities across the country to seek to rate music festival sites.



We were delighted to help run, on behalf of the Moreton-in-Marsh Business Association, the MADE IN MORETON stand at the recent Moreton Show. MADE IN MORETON takes places each March, and promotes manufacturing in the North Cotswolds.

Photo: David Glaisyer, the President of the 2015 Moreton Show, greeting Ian Sloan at the MADE IN MORETON stand.

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

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