

OUTLOOK December 2014

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

Happy Christmas and thanks to the many people who wished Bankier Sloan Happy Birthday on the 15th November, as we celebrated the 30th Anniversary of the establishment of the practise in Deddington. As we reach the end of another calendar year demand for industrial accommodation appears to be holding up well. A number of local companies have expanded their operations in the last year and with no speculative developments meeting the needs of those requiring under 10,000 sq ft of space in the last ten years, in North Oxfordshire or the North Cotswolds, it is not surprising that there is likely to be a shortage in 2015.

Office opening times December: It is our intention to work until 1.00pm on Christmas Eve and re-open at 9.00am on Monday 5th January. We appreciate however that there may be issues that arise during this period, particularly due to bad weather, and we would ask you therefore to email reception@centre-p.co.uk as this will be looked at on a daily basis. Please note the office will also be closed from 12.00 noon on Friday 12th December.



We share the stage with Tom Robinson (honest!)

As Saturday November 15th was the 30th anniversary (exactly) of the formation of BANKIER SLOAN, the opportunity to share stage with the legendary TOM ROBINSON (2-4-6-8) was an offer I just had to accept!

<https://www.youtube.com/watch?v=GMy2bmSAleA&list=RDGM2bmSAleA>



Tom Robinson greeting Ian Sloan at the annual conference of the Association of Festival Organisers.



FOR SALE: Potential Residential Conversion. Existing Offices.
New Road, Banbury OX16 9PN. £275,000.

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

TO LET: 10,300 sq ft Yard and 4,800 sq ft Yard with 250 sq ft Workshop.
Warmington, Banbury. £120 per week. http://www.centre-p.co.uk/To_let_Yards_Banbury.pdf



BANKIER SLOAN

Chartered Surveyors

Deddington: 01869 338866

Moreton: 01608 652888

Mobile: 07831 338111

reception@centre-p.co.uk

www.centre-p.co.uk

Autumn Statement 2014: Small Business Rates Relief In the AUTUMN STATEMENT on Wednesday 3rd December please be certain, and it should come as absolutely no surprise to anyone who has followed my writings on this subject over the last year, the Chancellor **WILL** announce the continuation of this scheme for the financial 2014 / 15 . Not only is it an excellently conceived tax, costing local councils who collect this revenue nothing, as central government pay all refunds and administrative costs, but it costs central government nothing either because they know not all refunds will be claimed. They make money, and have been for every year since it came into existence back in 2005. Large companies are charged a 2% (approx) premium on their rates , worked-out in advance on the basis of what would be needed if 100% of smaller companies claim. However with claims running at *no more* than 90% (that's the government's estimate, not mine) the government had an underspend (profit!) of just over £105 million last year. So if you are a small(er) company PLEASE read our one page information sheet on this subject at <http://www.centre-p.co.uk/Small Business Rates Relief 2014 2015.pdf> or please read our September report on this subject which can be found at <http://www.centre-p.co.uk/Small Business Rates Relief .pdf> .

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 on this recent hearing . <http://www.rics.org/Global/2014%2011%2005%20DP%20Mr%20Ainsworth.pdf> .

HS2: Those involved in all aspects of this massive infrastructure project will be interested in this recent speech by a government spokesman. <https://www.gov.uk/government/speeches/the-next-stage-of-the-hs2-journey>

Solar Panels: I do not know whether this is yet government policy but it will certainly be of interest to those businesses who are considering investing heavily in solar panels in the near future. I wonder whether these arrangements will override any planning issues? <https://www.gov.uk/government/news/moving-your-solar-can-move-with-you>.

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



Ian Sloan and Luay Al-Khatib, Director of RICS South at a recent event for small businesses held at the HQ of the Royal Institution of Chartered Surveyors in Parliament Square.



At first I thought this was just a job for a Chartered Building Surveyor, until I realised the police were involved. Budgens in Moreton-in-Marsh was attacked at 2.00am on the morning of the 17th November. The local police are looking for those involved, and an ATM machine!! Anyone with information should call the police on 101, quoting incident 29 of November 17. There is a £25,000 reward.

Yard Letting, Ayhno: We are pleased to report the letting of a 3,600 sq ft open storage yard south of Banbury. The location provides perfect facilities for many companies who benefit from these well fenced sites which we offer on flexible terms. At the present time we have just one site remaining. See <http://www.centre-p.co.uk/To let open storage Banbury.pdf>



TO LET
1,200 sq ft Yard with Office
(blue container not included!)
£90 per week

TO LET: Industrial Premises
Thorpe Way Industrial Estate,
Banbury.
Excellent Ground Floor 2,400 sq ft
Workshop & Offices.
First Floor Office 600 sq ft.
Mezzanine Floor 800 sq ft.
New lease. £25,000 per annum.

<http://www.centre-p.co.uk/To let Industrial Premises Banbury .pdf>

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