



# Summer 2010

**Welcome to the Thompsons Summer E-Newsletter.** A lot of water has passed under the bridge since our Spring Newsletter, with the General Election having come and gone, leaving us with a hung Parliament and a new Coalition Government, who have been busy trying to get to grips with the country's debt crisis. The run up to the Autumn Spending Review is already becoming interesting, with leaked warnings of dire consequences if 25% or higher spending cuts are forced on any particular department. The public sector slim down will certainly be painful and resisted by the vested interests, who have become only too accustomed to ever increasing spending budgets! However, in my view, it is up to each and every one of us to make our own views known over the choice between higher taxation or reduced public spending and to consider carefully exactly what services we really need and ask whether they can't be provided more cheaply and efficiently than is currently the case.

Speaking of making one's views known, the Coalition Government is inviting the public to suggest laws we could do without via [www.yourfreedom.hmg.gov.uk](http://www.yourfreedom.hmg.gov.uk). With the residential property sector having already seen the suspension of HIPS, in the commercial sector, personally I would like to see the abandonment of EPCs, which in my view achieve little apart from add extra cost and delay to commercial property transactions.

Amongst the proposals already logged is a proposal to get rid of empty property rates tax. A nice idea, but with the government so strapped for cash, unlikely to see light of day, in my view, unfortunately! Worth supporting though!

## Deals

We currently have 8 properties under offer and in solicitor's hands, all hopefully heading to a successful conclusion. Amongst our recent deals is the letting of part of the former Picklejohns pub in Old Town, Swindon to a new pub operator, the Baker Street Bar. The upper parts are retained and are under conversion from empty offices to flats.



We have also let another shop in Old Town to a nail bar operator and have interest in 2 other shops we are currently marketing in that area.



We also have shop properties under offer in Kings Road, Chelsea and in Chelmsford – so despite gloom in the retail market we are managing to eek out some deals. We also have 2 industrial properties and 3 offices all in Swindon under offer.

More new marketing opportunities are urgently required, particularly in the retail and industrial sectors, where we have low availability and numerous applicants. If you have any surplus property available to sell or let, anywhere in our "home patch" of Wiltshire, South Glos & West Berks please contact Stephen Brickell at [s.brickell@thompsons-cpc.co.uk](mailto:s.brickell@thompsons-cpc.co.uk) or by ringing 01793-643101.

**We also offer a Market Search & Acquisition service for all types of property throughout the UK**

*For further information, please see our website or email [post@thompsons-cpc.co.uk](mailto:post@thompsons-cpc.co.uk)*

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## ***New Instructions***

Amongst our new instructions is a hair and beauty salon in Swindon town centre, a day nursery, a gymnasium, a café and a freehold restaurant, all in Swindon, a large retail showroom in Didcot, an office building in Reigate and a freehold shop in Calne. Further details of all these properties are available on our website [www.thompsons-cpc.co.uk/properties.asp](http://www.thompsons-cpc.co.uk/properties.asp)



**Café – Swindon** - Fully fitted café with kitchen, toilets and stores in town centre location, close to proposed new Regent Circus redevelopment. Suitable for continued café use or alternative restaurant trade. Available on assignment of existing lease at £15,000 per annum, exclusive.



**Calne Shop** - Substantial double fronted two storey property offering large open plan sales area with ancillary stores and office accommodation, with further first floor showroom and storage. Total floor area 5,312 sq ft. Available for sale freehold with vacant possession at £395,000 or to let at £30,000 per annum, on a new flexible lease.



**Highworth - Bed/breakfast** - Substantial historic freehold property for sale with 3 reception rooms, kitchen/breakfast room, 7 bedrooms, 3 bathrooms and separate 3 bedroomed owners/guest living accommodation with garage. See our website for internal photographs and floor plans: [www.thompsons-cpc.co.uk](http://www.thompsons-cpc.co.uk).



**Didcot – Shop/showroom** - Large showroom in prominent position in The Broadway, Didcot, opposite entrance to Orchard Shopping Centre, offering sales space on ground and first floor levels, with a total of 3,687 sq ft. Well suited to bulky goods retailing. Available to let on a new lease at asking rent of £27,500 per annum, exclusive. To view, please ring 01793 643101.



**Swindon – Nursery** - Single storey, mostly open plan building operating as children's day nursery in Gorse Hill area of Swindon. Has toilets, storage and self contained enclosed garden and terrace to rear. May be suitable for other leisure uses.

Available to let on new lease at asking rent of £7,000 per annum.

**Other Work** - We also have a number of client searches in hand, with 3 in the investment sector, where good opportunities are still proving hard to find. We have also been busy carrying out valuations in London, Stevenage and Swindon, unfortunately none for bank lending purposes, where funds remain tight. We are also managing to achieve some interesting successes on rating appeals, rent reviews & lease renewals all over the country. For full details of all our services please see our website [www.thompsons-cpc.co.uk](http://www.thompsons-cpc.co.uk). If you have any property challenges for us, please get in touch.

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