

# OUTLOOK December 2010

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 !

It is my hope each year that I am the first to wish you Happy Christmas. When it arrives may it be happy and peaceful and let us all hope that some level of prosperity returns in 2011!

As the year comes to a close I have to report that we have continued to let and sell a number of small units. The banks may still have lots of money available but as most people do not have 40% to put down, these funds will no doubt stay exactly where they are for many months to come.

**Wendlebury:** Phase I of this development is now complete. There are three tenants already on site with just 2 units remaining. We have left Unit 1 (660 sq ft) at £90 per week plus VAT, and Unit 2 (1,110 sq ft) at £140 per week plus VAT. For full details please view [http://www.centre-p.co.uk/Wendlebury\(2\).pdf](http://www.centre-p.co.uk/Wendlebury(2).pdf)



## TO LET Thorpe Lane, Banbury



2,100 sq ft Workshop plus Detached Garage  
and Substantial Fenced Yard

£12,000 plus VAT per annum

Short term lease until 2013

## BANKIER SLOAN

## Tel: 01869 338866

### WANTED

700 sq ft - 1,500 sq ft Workshop  
within 15 minutes drive of Broadway.  
Please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Thorpe Lane, Banbury:** We received instructions some 10 days ago to market an excellent workshop with enclosed yard that was recently acquired by our clients on lease and they have now decided this is surplus to their requirements. As I write this note they are in the process of redecorating the unit which provides 2,100 sq ft of excellent workshop space, a detached double garage and parking for up to 10 vehicles. At a rent of just £1,000 a month plus VAT we think this is an excellent property, being offered on a new lease for 30 months. See <http://www.centre-p.co.uk/ThorpeWayNOV2010.pdf>

**Investments wanted:** We are continuing to act for a client who would love to acquire some investments in the Cotswolds to add to the existing portfolio of some 15 properties. We will look at either retail or industrial with particular interest being in Stow on the Wold, Chipping Campden, Moreton in Marsh etc.

**Full details of all our available properties can be found by clicking**  
<http://www.centre-p.co.uk/availableproperties.htm>

**Farthinghoe:** Talking of small, you cannot get much smaller than this tiny office/workshop we have been asked to let at Farthinghoe, between Banbury and Brackley. These long established clients have asked us to find a taker for a unit which is no more than 230 sq ft, however at a rent of just £50 per week we think this will prove attractive. For details telephone 01869 338866.



[reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) [www.centre-p.co.uk](http://www.centre-p.co.uk)



**LAND FOR SALE (off Chapmans Lane) DEDDINGTON** Approximately 0.6 acres plus access drive. The last planning application on this site was for a single dwelling in April 2000. The application was refused on the grounds that it "...would result in an undesirable form of backland development...and because of the unsatisfactory access to the site between two existing dwellings...." For further details please view <http://www.centre-p.co.uk/ChapmansLane.Deddington2.pdf>



**Residential site, Duns Tew:** We anticipate our clients finally obtaining planning consent for 2 substantial detached units on the edge of Duns Tew in the near future. If you would like to receive details when they become available please write to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) putting the words Duns Tew in the subject box and information will be forwarded to you immediately it is available.

**Planning Committees:** Sad though it seems I do spend some time each month viewing, often "live" but more frequently recordings, of local planning committees and I would like to bring your attention to two particular "videos links" that I think a number of people will find interesting. One relates to a discussion on the Change of Use of a rural pub to a residential unit whilst the second looks at the provision of a potential travellers site in Green Belt location close to the A34. You may find both of these interesting and educational. If you would like information sent to you please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) putting VIDEO LINK in the subject box, and then either PUB or TRAVELLERS SITE and we send to you the appropriate information.

**Annual London trip:** Please note the offices of Bankier Sloan will be closed for one day on Thursday 9<sup>th</sup> December. As ever, I will be taken to London by my incredibly generous staff, wined and dined and taken to the theatre. Hopefully someone will wish to talk to me during that day and I will always be available on my mobile - 07831 338111.

**Christmas closing:** Please note we will be closing for Christmas at 3.00pm on Friday 24<sup>th</sup> December and will re-open at 9.00am on Tuesday 4<sup>th</sup> January 2011.



**Office Premises, Twyford:** We have instructions to offer excellent office accommodation on the Cherwell Valley site, approximately three miles south of Banbury. Full details can be obtained if you click <http://www.centre-p.co.uk/Twyford%20JULY2010.pdf>



**Empty property:** My annual reminder to clients that I believe it is cheaper to keep some heating on in a building than pay for a plumber to come out in an emergency when your pipes have been frozen and suddenly the weather warms up and your building starts to flood!

**Vodafone Sure Signal:** I have recently invested in a Vodafone Sure Signal kit which allows me to receive a mobile signal both at home and in the office. If you would like further information please e-mail us at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) putting SURE SIGNAL in the subject box and we will send you the details.

**Trespass:** For those interested in such issues, I'm pleased to provide a link to a web site which carries an article first published in The Estates Gazette in October. See <http://www.nortonrose.com/news/inthepress/news31736.aspx?lang=en-gb>

The Government are inviting your views on a change in Planning Fees.

For those interested see <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1769286.pdf>

**Potterspury:** We are delighted to have received instructions to submit a planning application for a Change of Use on this very attractive Church Hall in Potterspury near Towcester. We are seeking planning consent from South Northants Council to allow the premises to be used for B1 office/light industrial and we will then be disposing of this property with an asking price of around £150,000. We think it will prove to be of particular interest to either a professional office user or for someone seeking a local workshop. If you would like full details please contact us at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing the word Potterspury in the subject box and we will e-mail details to you.



**BANKIER SLOAN** Published: 1st Dec 2010. Edited by Ian B Sloan FRICS

Centrepoint, Chapel Square, Deddington, Banbury, Oxon, OX15 0SG

Tel: Deddington 01869 338866, Moreton-in-Marsh 01608 652888, Coventry 02476 545556, Mobile: 07831 338111, Fax: 01869 337146