

# OUTLOOK May 2011

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**

The last month has been fairly busy. We have received some good instructions, as well as offers on premises we have been marketing for some while. It may be the beginning of better times ahead, or it may just be that as a result of the various bank holidays, we have all been forced to cram four weeks work into three...only time will tell!!

The beginning of the month saw Bankier Sloan instruct bailiffs on behalf of retained clients, to destrain on goods within a leased property. We very reluctantly took this course of action, however with a debt mounting we were left with little option. The company has subsequently gone into liquidation, owing over £400,000. We have however recovered all our clients outstanding rent.

We do not like instructing bailiffs to undertake this work but we will do so when necessary. If you are a landlord with rent owing and wish advice please do not hesitate to contact our Deddington office on 01869 338866.

**Thorpe Way, Banbury:** On a happier note we are about to complete the letting of a property on Thorpe Way, Banbury at £17,000 per annum, although we have been marketing this for some three months the tenants will not be leaving for another ten days, and we anticipate no void rent period for my clients as the tenants change.

[http://www.centre-p.co.uk/Backup\\_of\\_Oast&RSFabricationsFEB2011.pdf](http://www.centre-p.co.uk/Backup_of_Oast&RSFabricationsFEB2011.pdf)

**Centrepont, Deddington:** We have also completed the letting of the one remaining service office at Centrepont, Deddington, the new tenants already having signed the document which sees them starting a new licence on the 15th May.

<http://www.centre-p.co.uk/Excellent%20Offices-Deddington.pdf>

**Freehold factory premises, Banbury:** Refurbishment has finished on our clients premises on Overthorpe Road and is now ready to be used as a showroom, warehouse and office. This substantial property does have planning permission as a showroom, and has been used recently for the display of kitchen units and lighting. Viewing of this property is greatly encouraged. It has excellent accommodation.

<http://www.centre-p.co.uk/Overthorpe%20RoadFEB2011.pdf>

**Freehold - Rural Workshop, North Oxfordshire:** As I write this note I anticipate receiving instructions to sell freehold a rural industrial workshop (with B2 planning consent) of around 1,200 sq ft sitting on a site of approximately quarter of an acre. It is exceptionally rare that agents receive such instructions as small rural freeholds are rarely offered for sale. At an anticipated asking price of £160,000 we think this will generate considerable interest. If you wish to receive full details when these are published, probably within the next seven days, please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) just writing RURAL WORKSHOP in the subject box and these will automatically be sent to you.

**Parsons Street, Banbury:** We were instructed in early May to market this retail property in Parsons Street, Banbury, and within eight days of receiving instructions we had received an acceptable offer, had been paid legal fees and instructed solicitors. I expect the new lease to be completed during the course of this week.

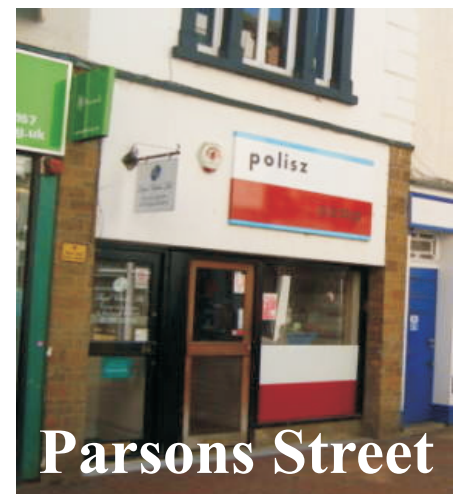


<http://www.centre-p.co.uk/Matcon-MailRight.pdf>

**Moreton-in-Marsh.  
2,300 sq ft Detached Office.  
Main Road Location.  
£20,000 per annum.**

<http://www.centre-p.co.uk/Matcon-MailRight.pdf>

**OUTLOOK does not feature all properties currently being marketed by BANKIER SLOAN, for a complete updated list please click <http://www.centre-p.co.uk/availableproperties.htm>**



**Parsons Street**

**FOR SALE**

You are cordially invited to our **OPEN DAY**  
The Wood Memorial Hall, Potterspury, Towcester

With Planning Consent for Office Use

**THURSDAY 19th MAY 10.30am - 2.00pm**



Local residents, businesses, councillors, professional advisors and potential occupiers all very welcome

**BANKIER SLOAN Chartered Surveyors**

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

**Northend, Nr Fenny Compton:** May I draw your attention to this excellent freehold property in the village of Northend, close to Fenny Compton, which we are marketing at £85,000. See <http://www.centre-p.co.uk/Northend.pdf>

**Rates:** Many thanks to those people who commented on last months article on the rates. If you do have vacant accommodation and you are paying 100% rates please do get in contact, it may be possible to reduce your liability by taking action to reduce this years liability.



**Sugarswell Business Park, Shenington:** We have been instructed to offer on a new lease this excellent, air-conditioned office and warehouse accommodation. Sugarswell Business Park has full on-site security and is an excellent rural business location. Quoted in the Banbury Guardian as being...*"...unquestionably the finest rural development in the region"* Please see <http://www.centre-p.co.uk/SugarswellBusinessParkSEPTEMBER09.pdf>



**TO LET: 2,850 sq ft Ground Floor  
Workshop/Store. Broad Street, Banbury.**  
<http://www.centre-p.co.uk/BroadStreet.Banbury.pdf>

**TO LET: Fosseway Business Park, Moreton-in-Marsh,  
Newly decorated 325 sq ft Office. New Lease. £65 per week.**  
For viewing tel: 01608 652888