

OUTLOOK April 2012

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

Spring has arrived and many people are hopeful that the shoots of recovery are now being seen in the national economy. Certainly on a very local basis we received more enquiries for premises in March than we did a year ago, up by some 35%. Enquiries have been turned into successful lettings on a 1,500 sq ft unit on Thorpe Way Industrial Estate, Banbury; a car sales site in Warwick; and an office in Middleton Cheney, to mention but a few.

We have been delighted also to receive instructions from British Waterways to market a variety of older premises adjacent to the canal close to the centre of Banbury. An established carwash on this site has generated four serious enquiries and we are hopeful also to find tenants in the near future for a furniture retail outlet and a motor mechanics workshop with an excellent yard.

To Let or For Sale: Excellent Modern Factory Unit, Thorpe Way Industrial Estate, Banbury. Offering accommodation from 5,500 plus sq ft to 17,000 sq ft. See <http://www.centre-p.co.uk/ThorpeView.pdf>



Looking for some short term accommodation? Our clients have 2,400 sq ft of storage space available from 3 months to a year. We also have available two containers...each 20' long at £20 / week. Please call Ian Sloan on 07831 338111 if interested.

Furniture Retail Unit Lower Cherwell Street, Banbury



New Lease. £12,000 p.a.

<http://www.centre-p.co.uk/FurnitureUnit-LowerCherwellStreetMAR2012.pdf>

FOR SALE/TO LET 2,300 sq ft Detached Premises Moreton-in-Marsh



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



TO LET: Open Storage / Haulage Yard, Aynho. 0.7 acres. £24,000 p.a.

<http://www.centre-p.co.uk/Yard%20Aynho%2007%2003%20012.pdf>



HAPPY EASTER
from **BANKIER SLOAN**

Chapel Square, Deddington OX15 0SG

FOR SALE / TO LET: Nethercote (adjacent to M40, Banbury).
600 sq ft Workshop and Office plus 10,000 sq ft Extensive Yard,
Nethercote. New Lease at £10,000 p.a. or £160,000 Freehold.



Property Mis-discriptions Act: I asked last month whether anyone had known of any prosecutions recently under this Act, maybe not surprisingly I received no response, but I wonder whether the national agents who recently sent me some details with a headline "*The building itself is incredibly flexible and offers a range of split options*" should consider consulting their lawyers.



Shop To Let: 19, Horse Fair, Chipping Norton. Located in this very popular town, at a proposed rent of £7,000 per annum this accommodation has a main retail area measuring 330 sq ft, and a small 60 sq ft rear office. For further details please see <http://www.centre-p.co.uk/ChippingNorton.pdf>



Thank you to the six readers who enquired about the free building we were giving away in our last issue. I am pleased to say it's gone, on the back of a lorry, and my clients are now making good use of the space it left behind.

Deddington Guest House: We have been instructed by the current freeholders to offer for sale this interesting guest house located in the attractive North Oxfordshire village of Deddington.

We are seeking offers in the region of £475,000 for this property which benefits from an excellent private garden to the rear and an area of parking at the front. For those who might be interested in the first ten days of placing this property on the World Wide Web we received 379 hits viewing the basic details. For further details please e-mail reception@centre-p.co.uk.



PROPERTY REQUIREMENT HEADQUARTERS 1,700 sq ft to 3,500 sq ft Ferrari's Owner's Club of GB



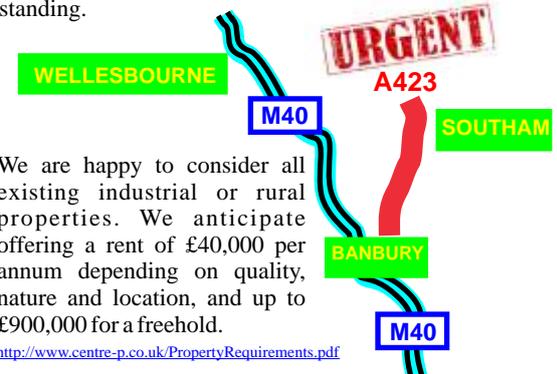
- Prestigious / semi-prestigious property
- Central England location
- Ideally rural but not isolated
- 1,700 sq ft to 3,500 sq ft (mainly offices)
- Freehold
- Good parking
- Meeting facilities for up to 25 people
- Attractive setting
- Flat for occasional overnight visitors (not essential but would be useful)
- Anticipated expenditure £750,000

<http://www.centre-p.co.uk/Ferrari%20FLYER.pdf>



Freehold or Leasehold

We have instructions to find a property of approximately 10,000 sq ft, including workshop, warehouse and office accommodation, with substantial area of hard standing.



We are happy to consider all existing industrial or rural properties. We anticipate offering a rent of £40,000 per annum depending on quality, nature and location, and up to £900,000 for a freehold.

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

We are fully retained, and require no fee from an agent or property owner should a transaction result from this enquiry. Contact Ian Sloan reception@centre-p.co.uk to make initial contact.

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

TO LET: Quarry Industrial Park, Edge Hill, Nr. Banbury. We have been marketing this 2.4 acre site for nearly two years. My clients have had initial consultations with the Parish Council and the District Council about housing schemes in accordance with government recommendations. All very positive, however, our clients may yet decide to rent part of this site to an unusual industrial user, and we may find ourselves with an acre of surplus open storage. So if you fancy a haulage yard or similar please make contact. <http://www.centre-p.co.uk/QuarryIndustrialParkAPRIL2010.pdf>



Architect Needed: We have a client who has asked us if we know of an architect or building surveyor who would be interested in co-ordinating a planning application to knock down a £700,000 house, design a new property (approximately 50% bigger than the current property) and see it through the planning process. If it reassures you, you will get instructed directly from my client's and not via Bankier Sloan. Anyone interested please email reception@centre-p.co.uk writing NEW HOUSE in the SUBJECT BOX.

Planning application - B1 Industrial Unit: We expect to receive instructions within the next few weeks to sell a property which when finished will create approximately 2,000 sq ft of rural office with parking. Situated in a village location in North Oxfordshire we anticipate this coming to the market at around £140,000, reflecting the fact that all conversion work is still required.

We have instructions by the freeholders to offer on a new lease this excellent double fronted shop, which has been re-decorated to a very high standard and we believe would prove ideal accommodation for a traditional retail unit, possibly a restaurant/coffee shop subject to planning consent, or a professional office. We are seeking rent in the region of £18,000 per annum. For further details please e-mail reception@centre-p.co.uk.



e-mail: reception@centre-p.co.uk

SUCCESS STORIES



**Let 25th March 2012
1,500 sq ft Thorpe Place, Banbury.
Restricted head room. New Lease.
Asking rent £10,000 p.a.**



**Let March 2012
Self-contained office, Middleton
Cheney. £6,000 per annum.**



**Let 25th March 2012.
Car sales yard, Warwick.
£16,000 per annum.**



Warehouse To Let, Fenny Compton



Ground Floor 5,150 sq ft, 1st Floor Office 452 sq ft



Warehousing/Factory/Storage: 5,000 sq ft: £10,000 p.a.

Accommodation: We believe this unit will be of particular interest to companies that do not require to be in a prime location either in Banbury or Southam, but would welcome the opportunity of occupying inexpensive accommodation in an established rural industrial location. If required there is a small adjacent ground floor office currently vacant which could be included within these premises for a small additional rent.

Tenure: The property is to be let on a new three or six year lease (with a three year rent review) at a rent of £10,000 for the first year.

Outgoings: The local rating authority is Stratford District Council and the property has a rateable value of £14,000, with rates payable of approximately £7,000 per annum.

Legal Fees: The ingoing tenants will be expected to contribute £800 plus VAT towards the landlords legal costs, this to be paid as solicitors are instructed.

Management Fee: In addition to the rent tenants will be responsible for an annual management fee payment, which will be the equivalent of 4% of the passing rent.

Insurance: The landlords will insure the property but will seek from the tenants reimbursement of the appropriate premium, which for the year commencing 1st January 2012 is £860 per annum.



Car Mechanics Workshop
Available with extensive yard
Two year lease.
£10,000 per annum.
Lower Cherwell Street Banbury

<http://www.centre-p.co.uk/LowerCherwellStreetMAR2012.pdf>



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