

# OUTLOOK February 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**

We've had an interesting and busy month, taking on some good instructions, and receiving a number of enquiries for properties across the region.

Featured in this **OUTLOOK** are some of the premises which we hope will be of interest, but we should remind you that this is not a complete list, and we would therefore recommend that you visit our Available Properties at <http://wwwcentre-p.co.uk/availableproperties.htm>

Smaller units on the industrial estates and in rural areas remain popular with tenants and freeholders in these difficult economic times. There is however a market for the vast majority of properties, particularly those that are slightly unusual. We draw your attention to an excellent car sales site close to the centre of Warwick <http://wwwcentre-p.co.uk/Warwick.pdf>, and some open storage / vehicle parking sites in Rugby, on the Newbold Road <http://wwwcentre-p.co.uk/Rugby%20AUGUST2011.pdf>

**CAR SALES SITE: WARWICK**  
New lease. £18,000 per annum



**Newbold Road, Rugby**  
New leases from £100 a week.

## **Yard accommodation at Aynho, available late spring 2012:**

An existing tenant is re-locating and is going to leave behind an excellent tarmac yard of approximately 0.75 acres at Aynho, between Banbury and Bicester. This is a well fenced yard, at a long established location, and would be ideal for a transport business or similar. Should you wish full details, which should be available within the next week, please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Stow on the Wold:** We have coming onto the market a small retail unit in The Square, Stow-on-the-Wold. If you wish details of the new lease, available at £12,000 per annum, please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk).

**FOR SALE / TO LET** Factory Premises, Banbury  
Thorpe View, Thorpe Way Industrial Estate  
<http://wwwcentre-p.co.uk/ThorpeView.pdf>



**5,529 sq ft up to 17,963 sq ft**  
**FREEHOLD £55 per sq ft**  
**RENT £4.75 per sq ft p.a.**

**TO LET** Workshop with yard, Banbury  
Thorpe Way Industrial Estate, OX16 4SP  
[http://wwwcentre-p.co.uk/ThorpeWayJAN2012\(workshop\).pdf](http://wwwcentre-p.co.uk/ThorpeWayJAN2012(workshop).pdf)



**1,470 sq ft Workshop with Excellent fenced yard (2,160 sq ft)**  
**New Lease. £15,000 plus VAT**

**TO LET** Workshop, Banbury  
<http://wwwcentre-p.co.uk/OverfieldsJAN2012.pdf>



**4, Overfield, Thorpe Way Industrial Estate**  
**Ground floor 1,970 sq ft. Rent £11,500 p.a.**

**Investment for sale Rugby:** We are retained by clients to sell this excellent lock-up shop, with flat above, on the Hillmorton Road. Full details are available at <http://www.centre-p.co.uk/Hillmorton%20Road,%20Rugby.pdf> Should you be interested in buying this property with full vacant possession, the outgoing tenant has indicated a willingness to vacate.



**6 Nations Rugby:** Wales v Scotland Sunday 12<sup>th</sup> February. If any readers of OUTLOOK are going to the Millennium Stadium please let me know and I'll buy you a drink in Cardiff!

**Beauty & the Beast:** Being performed by Banbury Operatic Society from Monday 13<sup>th</sup> to Saturday 18<sup>th</sup> February, this is one of the last amateur productions of this show before it is produced on the professional stage in 2013. Two members of my family are performing but I am not appearing as the Beast! Further information at <http://www.banburyoperaticsociety.co.uk/14.html>

**Out-of-town Retailing, Banbury:** I was surprised to read in the last month that Banbury Town Council have come out in favour of the proposed out-of-town retail park close to the M40. I wonder if they do realise that 25,000 sq metres of retail space represents the equivalent of nearly 3½ times the football pitch at Wembley Stadium!

**Edgehill:** We are continuing to market this unusual 2.4 acre industrial site. We have been doing so for over eighteen months, without any serious enquiries. It could be a fantastic location for an industrial business that would benefit from the considerable hard standing. I should point out that the buildings themselves are very basic, however we are offering this at a very competitive rent. See <http://www.centre-p.co.uk/QuarryIndustrialParkAPRIL2010.pdf>



**TO LET: 2,700 sq ft Workshop/Storage, Burton Dassett Fixed Rent £750 per month. New Lease.**

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

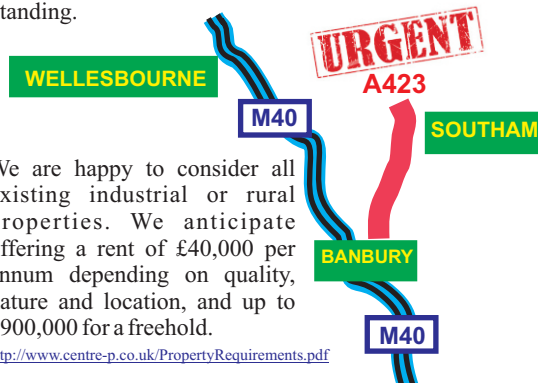


**TO LET: Fenny Compton CV47 2XD. Ground Floor 5,150 sq ft. 1st Floor Office 452 sq ft. New Lease. £10,000 p.a.**

[http://www.centre-p.co.uk/Fenny%20Compton\(Karchers\)JAN2012.pdf](http://www.centre-p.co.uk/Fenny%20Compton(Karchers)JAN2012.pdf)

## PROPERTY REQUIREMENT 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>



If you're wondering what this is about please go to page 2 of this link!

<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](mailto:reception@centre-p.co.uk) to make initial contact.

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