

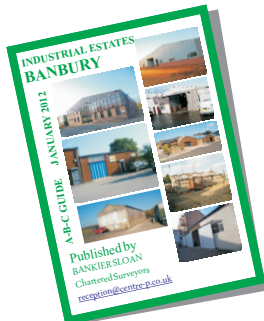
OUTLOOK January 2012

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 hope the new year has started well. I am pleased to say we have had a busy December and January is looking good. We are very hopeful that 2012 will be good for the regional economy.



At the beginning of last week we produced our revised guide to Banbury's Industrial Estates and my comments in the introduction relating to the re-development of a major industrial site for retail use have already generated interest in the local media. For those who are interested the proposed retail element of this development on the edge of town is just over 25,000 m², and includes as a key occupier Marks and Spencers, with a proposal to create what I believe to be

their 9th largest store in the UK! To view our guide in full please see <http://www.centre-p.co.uk/ABC%20Guide-JAN2012.pdf> Many find our maps in this publication extremely useful.

We continue to offer for sale a prime freehold industrial unit on Thorpe Way Industrial Estate, Banbury at £700,000. We believe this is excellent value for money. <http://www.centre-p.co.uk/THORPEWAY.pdf>



Recent Government Publications: The government I am pleased to report are publishing fewer guidance notes, but there are two or three I think may be of interest. Two have been produced recently on non-domestic rates, one relating to Small Business Rates Relief <http://www.communities.gov.uk/publications/housing/buildnowpaylater>, and one setting out the Multiplier for the financial year 2012/2013 <http://www.communities.gov.uk/documents/localgovernment/pdf/2055422.pdf>. Both of these may be relevant to both occupiers and surveyors involved in this field. The third document will be of particular interest to residential agents and developers and looks at the government's attitude towards residential development on government owned land in a document entitled "Build Now, Pay Later". If you would like a copy of this document please email reception@centre-p.co.uk just writing BUILDNOW in the subject box.



TO LET: Newbold Road, Rugby. Vehicle Hire & Sales Yard. Site for 85+ Vehicles. Excellent Main Road Location. Also benefiting from a recently granted consent as a Self Storage Container Depot. £30,000 per annum.

TO LET: Retail Premises
Warwick Road, Banbury
£10,000 per annum
New Lease



<http://www.centre-p.co.uk/Warwick%20Road,%20Banbury.pdf>

TO LET: Retail Unit
Cowley Road, Oxford OX4 1JB
£19,500 per annum
New Lease



[http://www.centre-p.co.uk/Cowley%20Road,%20Oxford\(2\).pdf](http://www.centre-p.co.uk/Cowley%20Road,%20Oxford(2).pdf)

11,200 sq ft Storage Unit, Nr. Banbury
£2.50 to £3.75 per sq ft p.a.



<http://www.centre-p.co.uk/11,200%20sq%20ft%20StorageUnit.pdf>

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Santa Letter: Many thanks to those people who kindly responded and commented on my letter to Santa, sent out the week before Christmas. As ever we are very grateful for all responses...even those who thought I must have too much time on my hands!



Unit 20, Thorpe Place: The current tenants moved out just before Christmas and I anticipate my clients Cherwell District Council gutting this property (or allowing a rent free period while a prospective tenant does so), and turning it back into an attractive 1,600 sq ft workshop in an excellent location. At the present time approximately 50% of the footprint is taken up by offices, divided up by old fashioned stud partitioning.

<http://www.centre-p.co.uk/CHERWELL%20DISTRICT%20COUNCIL%20FlyerDEC2012.pdf>



Sugarswell Business Park: As I am writing this note, we do have a prospective tenant for the first floor office of this excellent property, but continue to offer the ground floor self-contained office unit at £8,000 per annum. We believe this would be ideal for up to five people. Viewing of the estate and this unit is highly recommended.

<http://www.centre-p.co.uk/SUGARSWELL%20flyer%20AUG2011.pdf>

Your Property Investment : I was interested to see that the FT share index fell by 5.5% during the calendar year ending 30th December 2011. I certainly don't believe many industrial properties have fallen by this amount in the same period, in fact with a strong demand from investors for the smaller properties many have seen an increase in value....the returns acceptable to investors have fallen, increasing the prices where properties have an established tenant in place.

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Recent Success Stories

We are delighted to report the sale of freehold premises on Overthorpe Road, Banbury, which took place last Friday. I send my thanks and congratulations for working very hard on this job to the two solicitors involved, Robert Jackson and his team from Bower and Bailey in Banbury, and Nicola Muir and her colleagues at Spratt Endicott, also in Banbury. Exchange of contracts took place on Friday 23rd December, whilst many of you I am sure were already on your Christmas break, and completion has taken place 14 days later.



John Simms of Bower and Bailey's Oxford office also needs special thanks for completing a lease on 28th December on a property in Nuneham Courtney that I have been marketing for the last four months.



The same day we also showed prospective tenants round a property in Cowley Road, Oxford who are showing serious interest. I do not pretend I work all the time but being self-employed I am always conscious of the needs of both clients and prospective tenants, and sometimes it is just easier to view out of normal working hours. We are always happy to meet the needs of both tenants and clients. Last Friday also saw completion on a major industrial site, with residential planning permission in Moreton-in-Marsh. The purchasers have now taken up an option on the adjacent site and a further planning application is pending.



www.centre-p.co.uk

Industrial Property Banbury

Google Listings

www.centre-p.co.uk

Our property web-site covering North Oxfordshire and the South Midlands really is one of the most visited...we know lots of people enquire via the major Search Engines...so if you have an Industrial property to sell or let please consider using the most visited site in the area. *We do not have a paid-for / sponsored link, however if you write:*

[“Available Property Banbury”...we are N° 1 of 1,290,000](#)
[“Factory Premises Banbury”...we are N° 1, 2, 3 & 4 of 16,000](#)
[“Industrial Workshop Banbury”...we are N° 1 & 2 of 109,000](#)
[“Industrial Premises Banbury”...we are N° 1 of 367,000](#)
[“Available Premises Banbury”...we are N° 1 & 2 of 297,000](#)
[“Industrial Units Banbury”...we are N° 1 of 854,000](#)
[“Warehouse Premises Deddington”...we are N° 1 & 2 of 3,760](#)
[“Warehouse Premises Moreton-in-Marsh”...we are N° 1 & 2 of 17,400](#)
[“Units To Let Banbury”...we are N° 3 of 548,000](#)

Bankier Sloan produce a monthly e-newsletter,
which can be viewed at
<http://www.centre-p.co.uk/LATESTNEWS.htm>

If you wish to receive future copies please e-mail
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New Leases
£4 per sq ft per annum



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



Join the College Loaf Bread Club to enjoy fresh bread delivered locally from a tenant's bakery at Heath Farm, near Chipping Norton.
<http://www.thecollegeloaf.co.uk/>

Sporting Diary 2012

If you would like a copy of our fairly comprehensive Sporting Diary in a printable A4 format please e-mail reception@centre-p.co.uk just writing “Sporting Diary” in the SUBJECT BOX and we'll e-mail it back. We hope it will help you for example, plan your work diary during the Olympics, and insure you are organised for that very important England Euro 2012 Game that kicks off at 5.00pm !



TO LET: WARWICK

Existing Vehicle Sales and Hire Site with Offices
Suitable for a variety of alternative business uses
73, Emscote Road, Warwick, CV34 5QR
New Lease £18,000 p.a.



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