

OUTLOOK October 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

Like many businesses we have quiet periods in any calendar year. I have been surprised however how busy August and September have been. We have instructed solicitors on deals, completed sales, and have received a number of good instructions from both established and new clients.

For those who are interested we have completed the letting of retail premises in Parsons Street, Banbury; Cowley Road, Oxford and Horsefair, Chipping Norton, as well as the freehold sale of a shop with living accommodation in Hillmorton Road, Rugby. As we publish this Outlook (28.09.12) we are pleased to confirm we have completed **today** the letting of a 5,000 sq ft warehouse in Fenny Compton and a 3,000 sq ft unit on Thorpe way , Banbury. <http://www.centre-p.co.uk/DavidWardProperty2012.pdf>

We have instructions to acquire retail premises in Brackley and Chipping Norton, and a 1,500 sq ft workshop in Coventry, but on the acquisition front, can we repeat a request we made a couple of months ago for investment premises within forty miles of Stow on the Wold. We have a client wanting / needing ! to acquire up to 1.2 million pounds worth of property for his pension fund. Lots from £300,000 upwards would be considered. Some one must have something we can buy ! Please email details to reception@centre-p.co.uk .

Planning Issues: This summer has seen lots of flags flying across the UK, but did you know there are still restrictions under planning legislation on flag flying. The government are about to change the rules to assist businesses and you may be interested in reading

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2218258.pdf>

Many companies will have planning permission for developments which they have not implemented due to the current economic climate. The government are trying to assist by extending the time limits for implementing these consents. You may be interested therefore in reading <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2218681.pdf>



NEW INSTRUCTION: TO LET: Waddington.

3,600 sq ft Workshop with Good Outside Storage. New Lease. £11,000 p.a. 1,800 sq ft Workshop pre-let.

<http://www.centre-p.co.uk/WaddingtonSEPT2012.pdf>



**Three Premises
Thorpe Way, Banbury**

Unit 3b 5,529 sq ft



**FOR SALE / TO LET:
Factory Premises, Thorpe View.
5,529 sq ft. FREEHOLD £55 per sq ft
or RENT £4.75 per sq ft p.a.**

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



**TO LET: Newly re-decorated 750 sq ft
Workshop. Unit 15, Thorpe Way.
New Lease. £8,500 per annum.**

<http://www.centre-p.co.uk/Unit15SEPT2012.pdf>



**TO LET: Modern Industrial Unit.
Thorpe Drive, Banbury OX16 4UZ.
Extensive Mezzanine Floor & Enclosed
Yard. £40,000 per annum.**

<http://www.centre-p.co.uk/Exclusive%20UK,%20BanburyJune2012.pdf>

Rugby: This site, located behind the Rugby Car Wash on the Newbold Road, has been split into a variety of accommodation which we hope will meet the needs of businesses who will benefit from parking and storage facilities close to the centre of Rugby. We anticipate rents ranging from £80 per week to £300 per week depending upon the accommodation required. <http://www.centre-p.co.uk/RugbysiteSEPT2012.pdf>



TO LET: Rugby
Excellent Portacabins with parking
£70 & £80 per week plus VAT
New leases

<http://www.centre-p.co.uk/RugbySEPT2012.pdf>

We have been retained to find two lock-up retail units, one in Chipping Norton and one in Brackley. We will be pleased to receive details of any properties likely to be available in the next 6 months. Please send details to reception@centre-p.co.uk or tel 01869 338866.

Reference! I was recently delighted to receive a reply to a request from a local businessman for some help; I was looking for a contact in a particular field of work that I knew he had knowledge of...he wrote back giving a name and said : *"He's bit like you, he has a rough and ready manner, but is extremely good at doing what he does"*. I think I can take that as a compliment!



TO LET: Open Storage / Haulage Yard
Aynho, OX17 3BP. 3,375 sq ft.
New lease. £80 per week.

<http://www.centre-p.co.uk/Yard%20at%20Aynho%20SEPT2012.pdf>



New Lease. £14,000 p.a

<http://www.centre-p.co.uk/BodicoteAUG2012.pdf>

REDUCED TO £445,000
FREEHOLD FOR SALE

Stonecrop Guest House, Deddington,
Hempton Road, Banbury.

<http://www.centre-p.co.uk/GuestHouseSEPT2012.pdf>

1,500 sq ft WORKSHOP REQUIRED
COVENTRY Southern Bypass - A45 / A46

REQUIREMENT

1,200 sq ft - 1,600 sq ft

Roller shutter door

3 year lease, with option to break annually

Small office

We would confirm we are fully retained by our clients and are therefore not seeking a fee from any agents or owners in connection with this acquisition. Should you be retained to market any suitable premises please provide full details, including photographs, to Ian Sloan FRICS at reception@centre-p.co.uk



BANKIER SLOAN
www.centre-p.co.uk

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