

OUTLOOK May 2016

Published by **BANKIER SLOAN CHARTERED SURVEYORS**

Acquisitions: Sales: Lettings: Lease Renewals: Rent Reviews: Planning: Rating: Management

Banbury: 01295 688384 / Moreton-in-Marsh: 01608 652888

Summer is on its way! We remain busy assisting many clients with the letting of industrial units, dealing with unique instructions that our thirty plus years of experience makes us ideally placed to undertake, as well as management of various premises. For those who have considered instructing a firm of Chartered Surveyors to manage their commercial properties, can I recommend you read http://www.centre-p.co.uk/The_Management_of_Premises.pdf.

Our "smallest" client is a gentleman, now aged 87, for whom we have worked for over 30 years. We are now just looking after a single property on his behalf operating as a successful take-away. At the other end of the scale we have many portfolios we manage, one has over 20 properties spread across 4 counties, one has "low-value" workshops where we accept tenants who many landlords would find unattractive, other sites are blocks of small industrial units, open yards, road site verges and in one case 24 abandoned oil tanks spread across 4 counties, all of which will one day prove saleable! We tell you this only because we like property management, we like helping and getting to know local businesses, and we have lots of experience on how to encourage tenants to pay rents and meet their obligations. Should you need assistant please make contact via reception@centre-p.co.uk

Small Workshops: At last a proposal to construct some small industrial workshops in Banbury, to meet the need of *local* businesses! Banbury saw the demolition of 24 workshops to make way for the Gateway Retail Park adjacent to the M40, and local politicians have been keen to encourage their replacements over the last three years. The proposal coming before Cherwell Planning Committee, probably later in the month, by Swan Foundry to build new units adjacent to their long established manufacturing site in the town centre should be applauded by all who believe that small businesses are the mainstay of any local economy. Major national companies come and go, but local industry is the bedrock



TO LET: 4,685 sq ft Workshop with Offices, plus 1/3 acre outside storage. Greatworth, Nr Banbury. OX17 2HB. New Lease. £35,000 per annum.

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



TO LET: 400 sq ft Workshop / Office, Heath Farm, Swerford OX7 4BN. New lease. £90 per week.

http://www.centre-p.co.uk/Workshop_Office_to_let_Swerford.pdf



TO LET: 1,500 sq ft Workshop, plus excellent 4,000 sq ft Fenced Yard & 1,500 sq ft Upper Floor Mezzanine, Thorpe Way Industrial Estate, Banbury. New 6 year lease. £16,000 p.a.

http://www.centre-p.co.uk/Workshop_to_let_Thorpe_Way_Industrial_Estate2.pdf

BANKIER SLOAN

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ESSENTIAL READING: My unusual web-links this month are bound to attract interest from almost all readers! Firstly an alphabetical list of all *UNCLAIMED ESTATES* of those who have died and left a will! You can still make a claim ! <https://www.gov.uk/government/statistical-data-sets/unclaimed-estates-list>.

Secondly, and I sometimes wonder where I find these gems, a Best Practice Guide on how to show that your warship has been recycled in accordance with government instructions, including amazing photos. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/518977/DSA_ship_recycling_report_2_Manchester_Liverpool.pdf

Adverse Possession of Registered Land: This may not be everybody's bedtime reading, but if you own property can I suggest you read the introduction and then SAVE this link. One day you may need to know all about this subject. <https://www.gov.uk/government/publications/adverse-possession-of-registered-land/practice-guide-4-adverse-possession-of-registered-land>

Cycling: **BANKIER SLOAN** is pleased to see the AVIVA British Tour [Cycling Stage 2 Warwickshire](#) is passing within 300 yards of our new Banbury office next month. If you are planning to take-time-out to watch this international sporting event pass through North Oxfordshire (*well it is in the parish of Epwell for just over 4 minutes!!*) please let us know, as we'll probably be drinking coffee at The Chandlers Arms in Epwell http://www.centre-p.co.uk/Chandlers_Arms_Epwell.pdf at some point during the morning which will be geared-up on the day to hosts "all comers" who are out enjoying the spectacle that is a major cycling race.



TO LET: Workshop, Unit 18 Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW.
New Lease. £12,000 per annum.
http://www.centre-p.co.uk/Workshop_Banbury.pdf

**STOP PRESS : FREEHOLD REQUIRED
Towcester, Brackley, Buckingham**

We have received instructions today to acquire a site in South Northamptonshire. This could be in a rural location, with good access. Our clients will probably need to build a unit to their own design of approximately 25,000 sq ft. There needs to be room for potential parking of 250 plus cars. Possible sites might include existing industrial units adjacent to farm land, a modern farm barn that my clients can improve to meet their needs, airfields or similar sites with good hard standing. This is a non industrial use for which we will require planning. All suggestions please to Ian Sloan at reception@centre-p.co.uk **3rd May 2016**



TO LET: 740 sq ft Workshop / Showroom / Storage, Fosseway Business Park, Moreton in Marsh GL56 9NQ. New Lease. £8,000 p.a.
http://www.centre-p.co.uk/To_Let_Workshop_Moreton_in_Marsh.pdf



TO LET: 2,500 sq ft Workshop, Clifton Road, Deddington.
New Lease. £15,000 p.a.
http://www.centre-p.co.uk/Workshop_to_let_Oxfordshire.pdf



TO LET: Excellent Workshop, Unit 4, Overfield, Thorpe Way, Banbury, Oxon OX16 4XR. Ground Floor 1,970 sq ft. Rent £15,000 p.a.
<http://www.centre-p.co.uk/OverfieldsMAR16.pdf>

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