

# OUTLOOK May 2013

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

Published by **BANKIER SLOAN**  
**CHARTERED SURVEYORS.**



Welcome to the summer and the beginning of the cricket season! For those who are interested solicitors have been instructed on our client's Canalside property in central Banbury where we were seeking £750,000, and refurbishment of the two adjacent 6,000 sq ft industrial units on Thorpe Way are nearing completion <http://www.centre-p.co.uk/ThorpeView.pdf>.

We continue to receive instructions to market rural premises across the region and we would recommend those seeking small workshops or offices to carefully study our Available Properties list at <http://www.centre-p.co.uk/availableproperties.htm>

We are still retained by a major company (turnover £11m+) to acquire on LEASE a workshop measuring between 1,200 sq ft and 1,600 sq ft, with roller shutter door and small office. We anticipate the suitable property to be located within a 5 minute drive of the A45 / A46 on the south side of Coventry - the Ryton / Coventry Airport area would be ideal - but premises along the A45 / A46 to the west will also be considered. 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](mailto:reception@centre-p.co.uk)



**Ian B Sloan FRICS**  
Mobile  
**07831 338111**



**TO LET: 3,000 sq ft Workshop,  
Banbury plus small enclosed rear  
yard. New Lease. £13,000 per annum.**

<http://www.centre-p.co.uk/Unit7.pdf>



**TO LET: Retail Premises, Banbury.  
Potential professional office, retail unit  
or available as existing take-away.  
£10,000 per annum.**

<http://www.centre-p.co.uk/177WarwickRoad.pdf>

**Shutford OX15 6PH**



**TO LET: Excellent 1,460 sq ft and 2,400 sq ft workshops with offices.  
Rents: £8,500 p.a. and £12,000 p.a. Both units are well presented and are  
located on a well established, secure industrial estate. See  
<http://www.centre-p.co.uk/ShutfordOCT2012.pdf>**

**Our property web-site covering the Cotswolds, North  
Oxfordshire and the South Midlands really is one of the most  
visited <http://www.centre-p.co.uk/GooglePageAPRIL2013.pdf>**



**FOR SALE/TO LET: 2,300 sq ft  
Detached Premises, London Road,  
Moreton-in-Marsh. FREEHOLD  
£300,000 / RENT £25,000 p.a.  
<http://www.centre-p.co.uk/Mailrite.pdf>**

# BANKIER SLOAN

**email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)**

**Rental Evidence:** I would be interested to learn whether any readers of OUTLOOK are able to advise me on rental increases on properties situated in Market Square, Bicester. We are acting for Katharine House Hospice and the landlord's agents have proposed a 20% increase in the rent between spring 2010 and spring 2012. We know it can't be right, but I would like some evidence to prove it. If it is correct it must be the only retail location in the UK to have seen that growth over that period !! If you can help please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) or telephone 01869 338866.

**Chalets in North Yorkshire:** Anyone out there interested in a chalet development in North Yorkshire adjacent to the A66? Please email [chalets@centre-p.co.uk](mailto:chalets@centre-p.co.uk)



Substantial yard to let between Banbury and Bicester, suitable for a variety of uses. Currently used for the storage of temporary classrooms. New lease available. £20,000 per annum. Our clients will divide to meet the requirements of potential ingoing tenants. For full details please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Cricket:** I am again running local pub cricket based round six pubs to the west of Banbury. If you are interested please make contact and we will send you the fixture list. For £8 you will get a game and a hot meal, and we promise you a bat and a bowl. You do not have to live in the local villages. If you would like to play please email [cricket@centre-p.co.uk](mailto:cricket@centre-p.co.uk).

**Calling Chartered Surveyors:** My fellow professionals I am sure will be interested in a couple of disciplinary cases that have recent been reported by the RICS. Those involved in the management of premises will particular be interested in a case which involved a £75,000 fine, sadly the death of a contractor and a disciplinary hearing which cost the firm considerable fees. Please see <http://www.rics.org/uk/regulation/disciplinary-procedure/panel-hearings/disciplinary-panel-hearings/morris-marshall--poole-20-march-2013/>

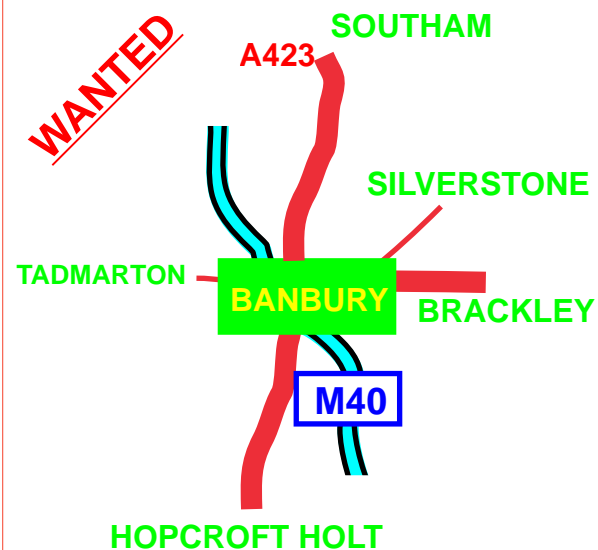
A second case involving a long established firm of Cardiff surveyors is also worth a few minutes of your time. See <http://www.rics.org/uk/regulation/disciplinary-procedure/panel-hearings/disciplinary-panel-hearings/the-william-ricketts-partnership-3-april-2013/>



**Banbury Town Centre**  
50 metres from the Post Office, adjacent to two take-aways and Iceland, our clients may divide this shop.  
For full information please see <http://www.centre-p.co.uk/CalthorpeStreet.pdf>



**2,050 sq ft Office, Light Industrial or Storage Accommodation. Station Yard Industrial Estate, Chipping Norton.**  
New Lease. £12,000 per annum.  
Please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) to view or call 01869 338866.



**PROPERTY REQUIREMENT**  
1,000 sq ft to 2,000 sq ft Workshop  
with 2 Bedroom House.

Please see : <http://www.centre-p.co.uk/PropertyRequirementList.htm>

**See our special May  
photo gallery below**



TO LET: Excellent Industrial Unit. Riverside Business Park, Banbury. 1,750 sq ft. £12,000 per annum.



Were you at the official opening on Monday 29th April of our clients new charity furniture shop in Banbury? Should you come across any reasonable furniture, including office desks / chairs, Katharine House Hospice would be delighted to hear from you. Please email [Scott.Bloomfield@khh.org.uk](mailto:Scott.Bloomfield@khh.org.uk).



TO LET: Office, Woodlands Business Park, Long Compton CV36 5JL. £150 per week inclusive.



TO LET: Retail Unit, Middleton Cheney. £7,500 p.a.



TO LET: Beaumont Road, Banbury OX16 1RH. 2,020 sq ft Distribution / Industrial Unit. New Lease. £16,000 p.a.



TO LET: Detached Office/Workshop. Northend, Nr Fenny Compton. 523 sq ft at £4,500 p.a. (Alternatively 300 sq ft or 223 sq ft at £2,250 p.a.)

# BANKIER SLOAN

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