

OUTLOOK May 2017

Published by **BANKIER SLOAN CHARTERED SURVEYORS**

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

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I hope the following may be of interest to readers. These are some of the links we have recently studied while undertaking work for clients. I hope it provides you with an indication of the variety of work we are involved with, away from our traditional agency work which we are probably best known for.

Brownfield Sites: Developers of both industrial and residential properties will be interested in this guidance note which explains the requirement for local councils to complete a register of brown field sites. I think this needs to be completed by April 2018. Some readers may wish to propose sites to their local authority,

<https://www.gov.uk/government/publications/brown-field-registers-and-permission-in-principle/brownfield-registers-and-permission-in-principle-frequently-asked-questions>

Hs2: In the last month the government have published two papers which will be of interest to both home owners and businesses effected by HS2. All legislation has now been passed through Parliament and preliminary work is now taking place along the route which passes through North Oxfordshire, South Northants and South Warwickshire.

<https://www.gov.uk/government/publications/hs2-phase-one-homeowner-payment-scheme-guidance-and-application-form>

<https://www.gov.uk/government/publications/hs2-phase-one-need-to-sell-scheme-guidance-and-application-form>

Rating Appeals: Whilst we hope readers will seek our advice when considering appealing their 2017 Rateable Value, we thought we would still provide you with this link which explains the new process.

<https://www.gov.uk/guidance/how-to-check-your-rateable-value-is-correct>

CIL: This is an interesting link for any readers who have been involved in negotiating with planning officers in recent months as it provides examples of how the new levy has been implemented in a variety of cases.

<https://www.gov.uk/government/collections/commu-nity-infrastructure-levy-appeal-decisions>



TO LET: TO LET: 2,810 sq ft Workshop, Wedgewood Road, Bicester, OX26 4UL. Rent £20,000. New Lease.

<http://www.centre-p.co.uk/Wedgewood%20Road,%20Bicester%20April%202017.pdf>



TO LET: TO LET: 2 Adjacent Office, Moreton-in-Marsh. £85 per week plus VAT per office.

<http://www.centre-p.co.uk/Wedgewood%20Road,%20Bicester%20April%202017.pdf>



TO LET: 750 sq ft. £8,000 per annum. Ideal as a start-up unit. No rates payable.

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TO LET: 2,000 sq ft Workshop / Warehouse plus Excellent 1,000 sq ft Showroom / Office & 500 sq ft First Floor Storage. Existing Lease. £18,000 p.a.

http://www.centre-p.co.uk/To_Let_2000_sq_ft_Workshop_Thorpe_Way_Banbury.pdf



TO LET: 1,970 sq ft Workshop, Unit 4, Overfield. £15,000 per annum.

http://www.centre-p.co.uk/Workshop_OverfieldsMAR17.pdf



TO LET: Modern Industrial Unit. Thorpe Drive, Banbury. 12,500 sq ft, plus additional 8,000 sq ft mezzanine and enclosed yard. £55,000 per annum.

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

RICS UK Commercial Property Market Survey: As we publish this newsletter we are pleased to have been mentioned in the latest RICS Quarterly Commercial Property Survey. We have been happy to contribute to this over the years and if readers wish to receive a copy please email reception@centre-p.co.uk writing RICS Survey in the subject box. The headline relating to commercial property reads ***“Industrial Sector Continues to Post Strongest Results”***

Topps Tiles

Topps Tiles coming to Moreton-in-Marsh:

We are delighted to welcome to Moreton-in-Marsh, Topps Tiles, having leased the 2,800 sq ft unit our clients have recently refurbished on Fosseyway Business Park and which attracted considerable interest from at least three serious potential occupiers.

ARTIST'S IMPRESSION. OPENING SUMMER 2017



Topps Tiles

Residential Development Sites: We are pleased to report that the Old Telephone Exchange in Buckingham and the former car rental site in Rugby are both under offer subject to planning, with exchange expected in the near future and completion hopefully before the end of this calendar year.



TO LET: 822 sq ft Office. Weavers Court, Banbury. £8,000 per annum.

For further details please telephone 01295 688384 or email reception@centre-p.co.uk

We are pleased to report the successful negotiations on behalf of retained clients to acquire a lease on the former TWE premises on Thorpe Mead, Banbury. The property has an excellent outside yard which is ideal for our clients business, and following a proposed expansion of the existing office accommodation, our clients expect to move in during mid summer.



We are always happy to act for clients seeking accommodation, be it leasehold or freehold. We have extensive experience in acquiring property, so please do make contact if you are considering new premises.

THORPE WAY INDUSTRIAL ESTATE
BANBURY



TO LET: 2,000 sq ft Workshop / Warehouse plus Excellent 1,000 sq ft Showroom / Office & 500 sq ft First Floor Storage. Existing Lease. £18,000 p.a.
http://www.centre-p.co.uk/To_Let_2000_sq_ft_Workshop_Thorpe_Way_Banbury.pdf



TO LET: 215 sq ft Cafe Kiosk, Pioneer Square, Bicester.
New Lease. £8,000 p.a. http://www.centre-p.co.uk/Kiosk_BICESTER.pdf



TO LET: 4,300 sq ft Workshop, Brixfield Park, Nr. Tysoe.
Rent: £20,000 p.a.
http://www.centre-p.co.uk/To_let_workshop_Kinton.pdf



Kings Sutton: 18,000 sq ft yard. New Lease. £8,000 p.a.
Inexpensive open storage.
http://www.centre-p.co.uk/Yard_to_let_Kings_Sutton.pdf

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