



Celebrating
30 Years
BANKIER SLOAN 1984 - 2014
RICS
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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

Welcome to our latest OUTLOOK. As ever, we hope there is something of interest for all our readers. We know that for some it is the detail of a workshop, on say Thorpe Way Industrial Estate which is important to their business, whilst for others who may be based away from the immediate locality it is our general comments and factual information which we are always happy to provide which keeps you reading!

Our latest ABC Guide to the industrial estates of Banbury was published on-line over the weekend and we hope this will once again provide useful information to many local companies. You are free to use the maps providing you acknowledge Bankier Sloan. It is produced in an easily printable format and can be found at http://www.centre-p.co.uk/Industrial_Estates_Banbury.pdf

Please let us know your property requirements, whether you are an investor, potential occupier or a prospective tenant who may be seeking accommodation for the very first time. We believe over the 30 years we have been in business we have come to understand the property needs of most businesses.

TO LET: Workshops with offices, Banbury Sugarswell Business Park, Shenington



TO LET: Excellent workshop and office accommodation, Sugarswell Business Park, Shenington.

Two 1,250 sq ft self contained adjacent workshops at £9,500 p.a. Main 3,500 sq ft workshop at £22,000 p.a. Unlimited parking. CCTV security. 6 miles from Banbury.

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

Electrical Retailers for Sale Shipston-on-Stour, Warwickshire



Electrical Retailer for Sale, Shipston-on-Stour.
885 sq ft Retail area. New lease at £12,000 p.a.
Existing business is available at a purchase price of £60,000.
http://www.centre-p.co.uk/Electrical_Retailer_for_Sale.pdf

WANTED - Factory Unit, Banbury. 10,000 sq ft up to 16,000 sq ft, preferably on one of Banbury's major industrial estates: BANKIER SLOAN have been retained to act for a long established local company who are seeking to expand their business and anticipate spending between £650,000 and £1,000,000 on a suitable property. We would be pleased to receive details either from retained agents or owner occupiers. Our clients are prepared to wait up to twelve months for occupation if this should assist. BANKIER SLOAN do not require a fee in connection with this matter as they are fully retained to acquire this property by their clients. Details should be sent to reception@centre-p.co.uk or you are welcome to telephone Ian Sloan on 01869 338866 / 07831 338111.

FOR SALE
Alpaca Knitting Wool
£20 a bag
10 balls per bag
4ply & Double Knit
To view or for more
information please email
reception@centre-p.co.uk



BANKIER SLOAN Chartered Surveyors

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Tel: 01869 338866 Mobile: 07831 338111

Email: reception@centre-p.co.uk

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RICS press releases:

<http://www.rics.org/be/knowledge/news-insight/press-releases>

Professional Conferences: Many Chartered Surveyors and solicitors attend conferences organised by this long established organisation and here is their calendar for the remainder of 2014 <http://www.proconferences.com/>

Stonesfield Slate for sale: A client of ours has 60 square meters of Stonesfield Slate available for purchase. If you are interested please e-mail your name and contact details to reception@centre-p.co.uk.

STOP PRESS 30th June

Workshop to let, Aynho. 2,500 sq ft. Former farm workshop. £7,500 p.a. Our clients will consider rebuilding to meet potential tenants requirements. Available late summer.

Thank you to: Cotswold District Council's planning department who were very efficient in early June in publishing their decision to grant my clients planning permission for a Change of Use from B1/B2 Use to a funeral directors on a property in Moreton-in-Marsh. I attended the planning committee meeting which commenced at 9.30am and by 3.00pm the same day the formal decision had been published on-line and sent to all interested parties. For those who are interested details of the application and decision can be found at http://www2.cotswold.gov.uk/transferforms/register/planning/MainSearch/a_handler.cfm?step=2&myID=14/01544/FUL&tab=docs

Thank you also to my long established clients for whom BANKIER SLOAN have worked very hard over many years in attempting to sell a piece of land. After contracts had been exchanged for the sale of the land they increased my fee from 2% to 3% to reflect our hard work.

Former Builders Yard, Shenington

We now have instructions to market this potential residential site, with an asking price in the region of £450,000. See http://www.centre-p.co.uk/Shenington_Residential_Site.pdf



The above site is available subject to planning. We are already in discussions with two regional builders but we would be interested to hear from any local developer or their agents.

TO LET: Serviced Offices, Deddington



Shop / Office Frontage: Would suit professional office £120 per week, inclusive of heating, lighting, furniture, cleaning and business rates. Available on 6 month renewable licence. Now with Super-Fast Broadband.

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

BANKIER SLOAN Chartered Surveyors

Celebrating 30 Years
1984 - 2014

Deddington 01869 338866
Moreton-in-Marsh 01608 652888, Mobile 07831 338111
email: reception@centre-p.co.uk, www.centre-p.co.uk

TO LET: Open Storage / Haulage Yard, Aynho, Banbury
Yards from £6,000 per annum up to £25,000 per annum. All proposals considered
<http://www.centre-p.co.uk/AyhnoJAN2014.pdf>



INDUSTRIAL PROPERTY TO LET, BANBURY THORPE WAY INDUSTRIAL ESTATE

JULY
2014

3, Darler Court, OX16 4TH Modern 1,320 sq ft Workshop



Accommodation: We are pleased to be offering this excellent modern workshop, ideal for a small engineering workshop or as a warehouse. The unit has overall internal measurements of 45'6" x 29' which includes a small office. The premises have gas and three phase electricity, and there is parking for approximately 5 cars.

Tenure: This property is being offered on a new long term lease for a period of up to nine years, with three year rent reviews, at an initial rent of £12,500 per annum plus VAT.

Outgoings: In addition in-going tenants will be expected to pay the property insurance premium of £750 (2014) and also the non-domestic rates. The local rating authority is Cherwell District Council and the unit has a rateable value of £9,100. On the assumption the in-going tenant will be able to benefit from Small Business Rates Relief the rates payable for the financial year 2014/2015 will be approximately £2,230.

Unit 14, Thorpe Way OX16 4SP 750 sq ft Workshop



Accommodation: We are instructed by the current freeholders to offer on a new lease this excellent 750 sq ft workshop. This unit is prominently located, close to the entrance of this well established industrial estate, less than a mile from Junction 11 of the M40.

Tenure: These premises are being offered on a new three or six year lease, at an initial rent of £7,500 per annum. Rent is to be paid quarterly in advance.

Outgoings: The property currently has a rateable value of £4,150. In-going tenants may be able to claim Small Business Rates Relief, as this unit has a rateable value below £6,000. No rates will therefore be payable in the immediate future providing this is the tenants only commercial property. See <http://www.centre-p.co.uk/Table2015.pdf>

Management Charge: In addition to the rent the in-going tenants will also be responsible for paying a management charge of 5% of the passing rent, this being a contribution towards the maintenance of the exterior of the property.

Thorpe View OX16 4SP 5,530 sq ft, 5,555 sq ft or 11,085 sq ft Factory Premises



Accommodation: We have instructions to market these excellent, totally refurbished, workshop units with substantial outside yard.

Tenure: These adjacent units are available on new leases, for a term of years to be agreed, with three year rent reviews, at initial rents of £4.75 per sq ft per annum plus VAT. Rent is to be paid quarterly in advance.

Outgoings: In addition to the rent in-going tenants will be responsible for the payment of the non-domestic rates and an annual management charge to cover the overall maintenance, including the communal roadway.

Unit 7, Thorpe Way OX16 4SP 3,000 sq ft Workshop plus small enclosed rear yard



Accommodation: We are instructed by the current tenants to offer by way of assignment their existing ten year lease which commenced on 24th February 2011. This well-located unit would provide an excellent workshop for a variety of companies and benefits from a small office and an excellent rear external yard. The current rent payable for the year commencing 24th February 2014 is £13,000 per annum. This will increase on 24th February 2015 to £15,000 per annum. The tenant has the right to terminate the lease if required on the 24th February 2016 subject to giving not less than six months written notice.

Outgoings: The property has a rateable value of £14,500 with rates payable of £6,840. Building insurance will be £650 per annum.

All details are subject to contract.

For further information or to view any of these properties please contact sole agents BANKIER SLOAN.

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