

OUTLOOK June 2015

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

TO LET: 1,500 sq ft Workshop

Unit 11, Thorpe Way Industrial Estate, Banbury



We are instructed by the freeholders to offer a new lease for this refurbished unit, until recently occupied by Enterprise Rent a Car, who have relocated. This 1,500 sq ft unit, is located adjacent to Overthorpe Garage, in an enclosed yard. This unit is located close to the entrance of this well established industrial estate, less than a mile from Junction 11 of the M40.

This property is being offered on new three or six year leases, at an initial rent of £14,500 per annum. Rent is to be paid quarterly in advance.

http://wwwcentre-p.co.uk/Workshops_to_let_Banbury.pdf

DEMAND GROWS FOR SMALL WORKSHOPS

Small businesses across the region are beginning to face the ever growing problem of finding small workshop units. Rental levels are as high as they have ever been for premises of under 2,500 sq ft. This being the result of almost no small scale developments having been constructed over the last ten years in North Oxfordshire or the North Cotswolds. Understandably developers have been reluctant to make financial commitments, and the banks have I believe lost the will to back speculators who historically would have re-entered the market long before this stage in the economic cycle. Planners have been happy to see the development of large scale “sheds” meeting the requirements of national distribution companies, and it is now essential going forward that they support local developers seeking to provide both town centre and rural schemes suitable for local industry. It is local industry that will always provide stability in any local economy. As chartered surveyors who have specialised in small industrial units for the last thirty plus years, we are beginning to wonder if in three months time, never mind in twelve months time, whether we will have anything to offer local businesses.



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TO LET: Industrial Premises, Thorpe Way Industrial Estate, Banbury. Excellent Ground Floor 2,400 sq ft Workshop and Offices. First Floor Office 600 sq ft. Mezzanine 800 sq ft. New lease. £22,000 per annum.
See <http://www.centre-p.co.uk/To let Industrial Premises Banbury .pdf>

TO LET: 2,020 sq ft Distribution / Industrial Unit, Beaumont Road, Banbury. New Lease. £16,000 per annum.
<http://www.centre-p.co.uk/Beaumont%20RoadAPRIL15.pdf>

FOR SALE: Residential Land Shenington, Nr. Banbury OX15 6LZ

We have instructions to market this prominent site in the centre of the attractive village of Shenington, located under 6 miles from Banbury in North Oxfordshire.

The site, which has been derelict for nearly 40 years, was last used as a builders yard in the 1960's. It is located in a conservation area and benefits from excellent road frontage. The local planning authority have indicated that any development on the site should take account of the two existing structures.



See: <http://www.centre-p.co.uk/Shenington%20Land.pdf>



TO LET: Coffee Shop / Restaurant Cowley Road, Oxford OX4 1HP

We are pleased to be offering on new lease this newly refurbished coffee shop, a corner property, situated in Cowley Road, a very busy and vibrant community close to the city of Oxford.

This accommodation is being offered at an annual rent of £35,000 plus VAT. Rent is to be paid quarterly in advance. An ingoing tenant also has the option to purchase the existing fixtures and fittings and our client is looking for an offer in the region of £50,000. See http://www.centre-p.co.uk/Coffee_Shop_restaurant_to_let.pdf



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SHOP TO LET: 19 Horse Fair, Chipping Norton
OX7 5AL. New lease. £8,000 p.a.
http://www.centre-p.co.uk/Shop_to_let_Chipping_Norton.pdf

PROPERTY REQUIREMENT

We are still seeking on behalf of retained clients workshop premises, close to trade counter users, in a variety of towns.

Please see www.centre-p.co.uk/PropertyRequirementList.htm



TO LET: 1,600 sq ft Excellent Retail Premises, Calthorpe Street, Banbury. Rents between £10,000 to £25,000 p.a.
<http://www.centre-p.co.uk/Shenington%20Land.pdf>



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TEA COFFEE NORTH COTSWOLDS

For over thirty years BANKIER SLOAN Chartered Surveyors have been operating in Oxfordshire, Gloucestershire and Warwickshire, and we thought this summer we would share with you some of the places we have enjoyed having tea, coffee and a light lunch whilst working in the North Cotswolds. See <http://www.centre-p.co.uk/CotswoldCoffee.pdf>

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