

OUTLOOK July 2011

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

If you ask half a dozen different businesses what they believe the economy is doing you might at the present time get ten different answers, depending on which day, of which week, you ask the question! Some are very happy and positive that the worst is behind them, others are fearful that the next six months will prove incredibly difficult. The problem I guess was illustrated by two successive weeks in June as far as Bankier Sloan is concerned. The second week of June saw us put not a single penny in the bank whilst the following week was the best week of the year. My answer to the frequently asked question, is we are certainly much busier now than eighteen months ago. There is activity and interest in property, and good premises (be they leasehold or freehold) are generating interest.



Begbroke: In the last week we have been instructed to market this very prominent site which has been used for the display and sale of motor vehicles, and as a motor vehicle repair workshop for many years. Available at £30,000 per annum. For details please see <http://www.centre-p.co.uk/Begbroke.pdf>

A Plain English Guide to the Localism Bill: One or two clients have asked me how the Localism Bill may effect issues such as planning applications. I confess I have very little idea, but for those who are interested this guide will be of real interest. See <http://www.communities.gov.uk/documents/localgovernment/pdf/1923416.pdf>

Planning : The Government are seeking your opinions on how Change of Use applications work. This is your chance to comment. The closing date is rapidly approaching. See <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1930771.pdf>



RICS

Overthorpe Road, Banbury: This ground floor workshop and first floor office is available on a new lease at a rent of £28,500 per annum, or alternatively freehold at £425,000. There is private parking for approximately 4 cars directly in front of the unit, and good free parking on the private estate road.

See <http://www.centre-p.co.uk/Overthorpe%20RoadFEB2011.pdf>

Steeple Aston, North Oxfordshire: This unique and interesting workshop, located in a rural location, has excellent access midway between Banbury and Oxford. We are seeking £165,000 for this site. For further details please see <http://www.centre-p.co.uk/SteepleAstonJUNE2011.pdf>

Edited by **Ian B. Sloan FRICS**

PROPERTY REQUIREMENT



HEADQUARTERS

Prestigious / semi-prestigious property
Central England location
1,700 sq ft to 3,500 sq ft (mainly offices)
Freehold
Good parking
Meeting facilities for up to 25 people
Attractive setting
Flat for occasional overnight visitors
Anticipated expenditure £750,000

email:reception@centre-p.co.uk

www.centre-p.co.uk

For full details please click

<http://www.centre-p.co.uk/PROPERTY%20REQUIREMENTS-June2011.pdf>

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3 Ridings Court, Brackley: This recently re-decorated workshop is available with the existing motor mechanics equipment. (If not required all equipment can be removed). There are also two small first floor areas, including an office. The property is being offered on a new 3 year lease, at an initial rent of £6,950 per annum. <http://www.centre-p.co.uk/3%20Ridings%20Court,%20Brackley.pdf>



Nuneham Courtney: We are offering on lease this unique retail unit in Nuneham Courtney, on the A4074 between Cowley and Dorchester on Thames, six miles south of Oxford city centre. Located on a busy main road this property is available at an initial rent of £9,000 per annum. For further details please see <http://www.centre-p.co.uk/Nuneham%20Courtney.pdf>

For our available properties list click
<http://www.centre-p.co.uk/availableproperties.htm>

Lease Renewals: With another traditional quarter day just gone it reminds me to suggest to both clients and prospective tenants that if you have a rent review or lease renewal due in June 2012 now is the time to start considering what action to take as far as legal notices may be concerned or even entering negotiations, thus preventing ill feeling between landlords and tenants. More and more Bankier Sloan are involved in “friendly” negotiations long before leases come to an end, reaching deals that are satisfactory to both landlords and tenants. If you would like our advice on forthcoming lease renewals or rent reviews please do contact Ian Sloan on 01869 338866.

Cricket: As some readers will know I help organise a pub cricket team, playing adjacent villages in North Oxfordshire. I am always short of players. We guarantee you a bat and a bowl, and a meal at the pub afterwards. All standards are welcome and if you are interested please email cricket@centre-p.co.uk.

Rural premises: As I write this note we are still marketing some stunning premises at Sugarswell Business Park. See <http://www.centre-p.co.uk/SugarswellBusinessParkSEPTEMBER09.pdf> Said by the Banbury Guardian’s to be “...*unquestionably the finest rural development in the region*”

ADJACENT TO SAINSBURY’S SUPERSTORE, BANBURY ...with planning permission for a tiny office !



Oxford Road, Banbury: We have instructions to sell the freehold of this unusual office re-development opportunity, situated adjacent to SAINSBURY’S on the Oxford Road, Banbury. We are seeking offers in the region of £80,000 for this site which has recently obtained planning permission to construct a new office with adjacent parking. For details please see <http://www.centre-p.co.uk/Oxford%20Road,%20Banbury.pdf>



Middleton Cheney: We are pleased to have been instructed by the freeholders to offer on a new lease this self contained office of 650 sq ft in a rural location close to the village of Middleton Cheney, within three minutes drive of J11 of the M40. We are offering a lease at £7,200 per annum. Please see <http://www.centre-p.co.uk/Middleton%20CheneyFEB2011.pdf>



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