

OUTLOOK January 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

Welcome to 2011... may it be a happy, peaceful and prosperous New Year. The week before Christmas was dominated in many parts of the country by snow, my car remained motionless for the whole of the five days so may I publically thank those many people who helped me to get around as I walked, hitched and taxied to ensure business continued. The week saw us finally exchange and complete the sale of a restaurant in central Oxford which we have been marketing for nearly 18 months and sub-let a unit on Thorpe Lane, Banbury which we had been marketing for less than a month.

Rugby: In the last month we have received instructions to market the former Newtown Vehicle Rentals premises in Rugby. This very substantial site has been used in recent years as a vehicle hire centre. It has a prominently located office building at the front. We believe this will be ideal for a company involved in vehicle sales or the rental business as it is a well established location for this type of operation. Full details can be obtained by clicking <http://www.centre-p.co.uk/RugbyDEC2010.pdf>

ABC Guide to Banbury's Industrial Estates January 2011: Our revised guide to the industrial estates has been published within the last week and is available on our website at <http://www.centre-p.co.uk/ABC%20Guide-JAN2011.pdf> As we say in the introduction to the guide you are at liberty to use the detailed maps for your own use. The intention of the guide is to support local industry and we are aware that over many years this publication, regarded as the definitive guide to the industrial estates, has been well received.



Matcon House, Moreton-in-Marsh: The next six weeks should see us exchange some form of agreement with a prospective purchaser of Matcon House in Moreton-in-Marsh. We continue however to offer to the market this excellent industrial site, totalling over 14,000 sq ft and providing parking for up to sixty vehicles. It is prominently located and would prove to be ideal for a local or regional business looking to relocate into the North Cotswolds.

<http://www.centre-p.co.uk/MatconHouseDetailsNOV2010.pdf>

OUTLOOK does not feature all properties currently being marketed by BANKIER SLOAN, for a complete updated list please click

<http://www.centre-p.co.uk/availableproperties.htm>

Wendlebury: Our clients are completing the refurbishment of these three small industrial units which we believe will be of interest to both local and regional companies. It is our clients intention to offer inexpensive accommodation on leases varying from 2 to 5 years, 660 sq ft at £90 per week, 1,110 sq ft at £140 per week and 1,300 sq ft at £160 per week. The premises are located close to the centre of Wendlebury, which is 2 miles southwest of Bicester, close to two junctions on the A41 dual-carriageway between Bicester and the M40. Reservations are now being taken. Probably RATES FREE until 2011.

See [http://www.centre-p.co.uk/Wendlebury\(2\).pdf](http://www.centre-p.co.uk/Wendlebury(2).pdf)



TO LET: Rugby
Prominent Vehicle Sales / Rental Site
Substantial yard with buildings



Newbold Road, Rugby, CV21 2NZ

Excellent Main Road Location

New Lease £48,000 per annum + VAT

Rates Payable approx £12,000 p.a.

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Fenny Compton: Located midway between Banbury and Southam in South Warwickshire, this is a pretty village with lots of stone cottages, on the edge a very well established site where we are offering a 5,500 sq ft warehouse at a rent of just £20,000 per annum. Adjacent to the main factory are two small offices which could be available as self contained units at rents of around £80 per week. For details please email reception@centre-p.co.uk just writing FENNY COMPTON in the subject box.



Northend: Nearby in the village of Northend we have within the last week received instructions to make available in early March an excellent detached property currently used for the preparation of food, the current occupiers are patisseries. It would however also be ideal as an office, having two excellent rooms, with wash and toilet facilities. Our clients are seeking a rent of just £6,500 per annum. Full details are not yet available but if you are interested please write to reception@centre-p.co.uk, writing just the words NORTHEEND in the subject box and upon completion within the next forty eight hours these details will be forwarded to you.



Industrial Units: Full details of all the accommodation we are currently marketing is always available on our website at <http://www.centre-p.co.uk/availableproperties.htm>. This is uploaded regularly and as soon as details are available these are placed online. It is your ongoing use of the website which continues to ensure that on most search engines, including Google, we continue to be the leading agents in the region. If for example you type in "Available Premises, Banbury" we are today number 1 of 249,000. This is no accident. We fully understand how Google and similar search engines work. We have come to learn over the years how to promote the site and we believe we receive more hits on our site than any other agency in the region. We would stress we do not pay for sponsored links, our position is based on your continued use of our site as a source of information and advice, and for that we are very grateful.

Units to let on behalf of Cherwell District Council:



On Thorpe Way Industrial Estate, Banbury we have been asked to market these three industrial workshops, each having some first floor accommodation, available on either short or long term leases at very competitive rents. Interested parties are asked to phone 01869 338866 or view <http://www.centre-p.co.uk/CHERWELL%20DISTRICT%20COUNCIL%20Flyer.pdf>

Wanted - Urgent: We are continuing to seek on behalf of a retained client a freehold workshop in the Banbury area. We have up to £200,000 to spend on the right property and would encourage other agents who may be retained and owners who are contemplating placing their premises on the market to make contact. We would stress we are retained and we are not seeking any fee if a purchase results from your introduction. Our clients are looking to complete the purchase of this property in the next four months. See <http://www.centre-p.co.uk/FREEHOLD%20INDUSTRIAL%20PREMISES2.pdf>

If you do not wish to receive future copies of OUTLOOK please email reception@centre-p.co.uk and your address will be removed from our database.



Recently re-decorated workshop, with existing equipment.
3 Ridings Court, Brackley
NN13 6DN. 1,400 sq ft.
New lease. £8,400 p.a.

<http://www.centre-p.co.uk/3%20Ridings%20Court.%20Brackley.pdf>



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Published: 4th Jan 2011. Edited by Ian B Sloan FRICS

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