

OUTLOOK JULY 2010

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.**

Regional Property Helplines: 01869 338866 and 01608 652888

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



Welcome to the summer...the cricket season is well underway, Australia are on the point of being beaten 5-0 in the one day series, and as I write this England have just been beaten by Germany in the football World Cup...oh and the economy is no better now than it was three months ago. There is however much more optimism than there was twelve months ago!



ABC Guide We have published today our revised ABC Guide to Banbury's industrial estates which lists not only all the occupiers but provides excellent maps. The maps are intended to be used for the benefit of local businesses so please feel free to do so, providing you leave in place the acknowledgement and copyright details at the bottom of each map.

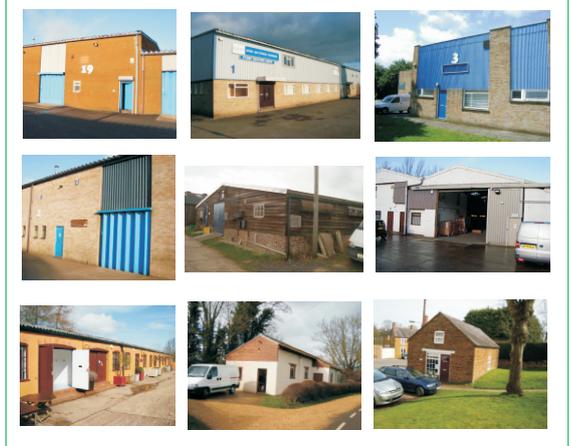
Click 

EDGEHILL We have more interest in this site now than we have had for some six months which gives me belief that there are investors out in the market now looking to do deals. May I just remind readers that this is a 2.4 acre brown-field site on the Warwickshire/Oxfordshire border. All ideas will be welcome. Please email reception@centre-p.co.uk



<http://www.centre-p.co.uk/ABC%20Guide-JULY2010.pdf>

Industrial Estates Banbury A-B-C GUIDE



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BANKIER SLOAN

Chartered Surveyors

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UPPER HEYFORD We have instructions to let this excellent detached tiny office in an idyllic location. For those suffering under the warm sunshine in a big city this is a place you can only dream of!

<http://www.centre-p.co.uk/Upper%20HeyfordJUNE2010.pdf>



FENNY COMPTON We have an excellent 5,100 sq ft factory/warehouse in an established industrial location which we believe offers excellent value at £20,000 per annum. The out-going tenants should be congratulated at this point for accepting that they had a liability to undertake the works that they signed up to at the beginning of the lease. It is a lesson to many tenants who fail to appreciate that during the last three months of the term they do need to carry out in most cases a total redecoration of the premises and to make good any damage. I get totally frustrated by tenants who do not allow time for this to happen. The outgoing tenants in this situation have set aside a fortnight and have employed professional builders to do this work. For further details please email reception@centre-p.co.uk.



email:reception@centre-p.co.uk, www.centre-p.co.uk

**TO LET : 2,150 SQ FT
MORETON - IN - MARSH**



LOCAL CRAFTSMEN REQUIRED We manage premises in Moreton in Marsh on behalf of the freeholders and one of our tenants, who is involved in the sale of architectural salvage, have recently restructured part of their premises and are now offering some excellent space that we believe might be suitable for local craftsmen such as jewellers, blacksmiths, specialist glass companies, a pottery workshop etc. If you are interested please can you make direct contact with Peter Watson at info@coxsarchitectural.co.uk or telephone 01608 652505. Adjacent to this we are offering a great refurbished 2,100 sq ft unit. See <http://www.centre-p.co.uk/MoretonInMarshFEB10.pdf>

FARTHINGHOE, Nr BANBURY This little workshop has good on-site security and is located between Banbury and Brackley. It would be ideal as a carpentry workshop, engineers or similar, but sorry not for cars. See <http://www.centre-p.co.uk/Farthinghoe.pdf>

AVAILABLE YARD SPACE From £60 /week in Aynho, Banbury, and Brackley. Please tell us what you need and we'll try to meet your requirements. Tel: 01869 338866 or e-mail reception@centre-p.co.uk



FARM CONVERSION TO B1 USE We obtained planning permission in the Autumn of 2008 for a farming family near Bicester for a Change of Use of part of their redundant farm buildings to B1. We have now been retained to guide them through the next phase which is to carry out some improvements. If you know of any local builders who may be interested in quoting please let me know by writing to reception@centre-p.co.uk. It's not a major project, we estimate between £35,000 and £40,000. The good news is we are ready to proceed. Before the year is out we hope the project will be finished so Bankier Sloan can offer to the market some small workshops (between 1,000 and 2,500 sq ft).

AYNHO A slight change in our instructions means we can now offer a combination of workshops and offices. It's a great location and the buildings are very attractive. See <http://www.centre-p.co.uk/Field%20View%20Park.APRIL2010.pdf>

SMALL OFFICES We have a variety of small rural offices, ranging in price from just £80 / week. See <http://www.centre-p.co.uk/availableproperties.htm>



FREEHOLD SALE, OVERTHORPE ROAD, BANBURY I wonder if we are the only agents to have sold a vacant freehold industrial unit in Banbury this year? Marketed at £320,000 we obtained a price of £290,000. For those of my fellow agents who would be interested in using this sale as a comparison for valuation purposes they are welcome to make contact. Please write to reception@centre-p.co.uk.



**LAND FOR SALE (off Chapmans Lane)
DEDDINGTON** Approximately 0.6 acres plus access drive. The last planning application on this site was for a single dwelling in April 2000. The application was refused on the grounds that it "...would result in an undesirable form of backland development...and because of the unsatisfactory access to the site between two existing dwellings..." For further details please email reception@centre-p.co.uk.



BAILIFFS Landlords mustn't be too generous to their tenants! Bailiffs can be a very effective way of obtaining unpaid rent. If you leave it too long a bank or the Revenue may get in first. If you need help or advice on who to use please call Ian Sloan on 01869 338866. We have instructed bailiffs three times in the last twelve months on behalf of clients.



BANKIER SLOAN

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