

OUTLOOK July 2012

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

A monthly e-newsletter covering Industrial, Commercial & Retail Property, in North Oxfordshire, North Gloucestershire, South Northants and South Warwickshire.

It is raining again, so it must be mid-summer 2012! Wimbledon has arrived, the Euro 2012 tournament is over, the country for a few moments late one Sunday night thought we might at last win a penalty shoot-out, and the Olympics are just round the corner.

Bankier Sloan have had a busy three months. We have received some excellent instructions, from both established and new clients, and I believe we are continuing to increase our market share of business. We are always grateful to our loyal clients, some of whom we have worked for almost continuously for over twenty five years. As I have said in the past, our clients may not always like the advice we give, but we remain confident our professional help is constructive.

We are once again producing our ABC Guide to Banbury's Industrial Estates, which will list both established and new businesses, as well as many detailed maps. It is due to go on-line during July. If you would like us to send you a copy once it is published please e-mail reception@centre-p.co.uk just writing ABC GUIDE in the subject box.

NORTH COTSWOLD SPECIAL SUPPLEMENT: Attached to this issue of OUTLOOK is a special supplement covering the North Cotswolds. The supplement will be hand delivered to businesses across the area in the first week of July. Please note there are articles within the supplement that we are sure will be of interest to all readers.

Swerford, Nr. Chipping Norton. 400 sq ft. £80 per week. Ideal as an office, workshop or would suit a local company involved in



food preparation as this unit has been recently fitted out for this purpose.

<http://www.centre-p.co.uk/SwerfordFEB2012.pdf>

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01608 652888



TO LET: 18a High Street, Middleton Cheney. £90 per week. New Lease.

<http://www.centre-p.co.uk/Middleton%20Cheney%20High%20Street.pdf>



FOR SALE: Stonecrop Guest House, Deddington, Banbury OX15 0QH. Freehold £475,000.

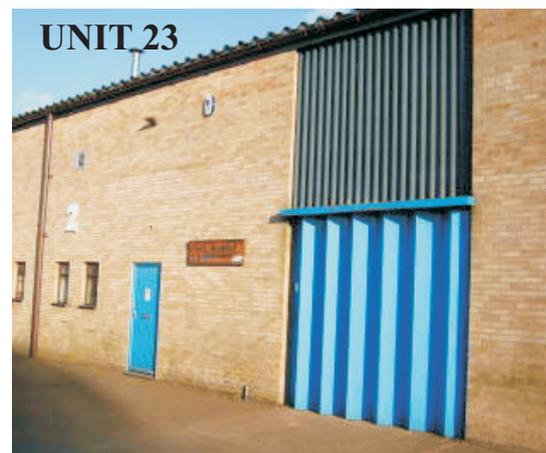
<http://www.centre-p.co.uk/GuestHouseDeddington.pdf>

Thorpe Way Industrial Estate, Banbury



<http://www.centre-p.co.uk/Unit%2015Banbury.pdf>

750 sq ft Workshop + 450 sq ft Mezzanine Floor. New Lease. £8,500 per annum.



<http://www.centre-p.co.uk/CHERWELL%20DISTRICT%20COUNCIL%20FlyerSUMMER2012.pdf>

1,500 sq ft Workshop and Offices. New Lease. £9,000 per annum.



THORPE DRIVE

<http://www.centre-p.co.uk/Exclusive%20UK,%20BanburyJune2012.pdf>

TO LET: Modern Industrial Unit. Thorpe Drive, Banbury OX16 4UZ. Extensive Mezzanine Floor & Enclosed Yard. £40,000 per annum.

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www.centre-p.co.uk

TO LET: Retail Premises, 8, Parsons Street, Banbury OX16 5LW. Approximately 580 sq ft, Town Centre Location. New Lease. £8,500 per annum. See <http://www.centre-p.co.uk/8%20Parsons%20Street2.pdf>



Google Listings: Our property web-site covering North Oxfordshire and the South Midlands really is one of the most visited...we know lots of people enquire via the major Search Engines...so if you have an Industrial property to sell or let please consider using the most visited site in the area. We do not have a paid-for / sponsored link, however if you write: *"To Let Workshops Oxfordshire"...we are No. 1 of 33,900,000 !* Please visit our website at www.centre-p.co.uk

We are pleased to bring to the attention of our readers a business that we visit regularly...if you call in ask Peter or Dick for a cup of coffee!



Specialist suppliers of Architectural Salvage. Cox's Yard @ Moreton in Marsh has been trading for over 20 years. With a 5,000 sq. ft warehouse and extensive outside yard incorporating a modern woodworking shop and new showroom, they offer a constantly changing stock of architectural salvage, antiques and artefacts backed up by full restoration services. For a full introduction please visit their website at <http://www.coxsarchitectural.co.uk/>

TO LET: 2,810 sq ft Workshop. Wedgewood Road, Bicester. New Lease. £16,000 p.a. See <http://www.centre-p.co.uk/Wedgewood%20Road,%20Bicester.pdf>



UNIT 4



1,500 sq ft Workshop plus 200 sq ft Mezzanine Floor. New Lease. £12,000 per annum.

<http://www.centre-p.co.uk/Unit%204%20ThorpeWay.pdf>

THORPE WAY



2,000 sq ft Engineering Workshop with 1,000 sq ft Excellent Showroom / Office plus 500 sq ft First Floor Storage. New Lease. £18,000 per annum.

<http://www.centre-p.co.uk/DavidWardProperty2012.pdf>

THORPE VIEW



2,000 sq ft Engineering Workshop with 1,000 sq ft Excellent Showroom / Office plus 500 sq ft First Floor Storage. New Lease. £18,000 per annum.

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



<http://www.centre-p.co.uk/OverfieldsJAN2012.pdf>

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Bankier Sloan Chartered Surveyors specialise in commercial property across the region. Based in Deddington, 4 miles south of Banbury, Ian Sloan has been providing professional advice to clients in the North Cotswolds for nearly 30 years and can be contacted on 01608 652888 or 07831 338111. Bankier Sloan have managed Fosseyway Business Park, Moreton-in-Marsh for over 16 years and have advised other local businesses, including Matcon Ltd who recently relocated to Evesham.

We do not sell or let residential properties but focus exclusively on retail, industrial and office premises, advising on sales and lettings, as well as rent reviews and lease renewals. Please see www.centre-p.co.uk

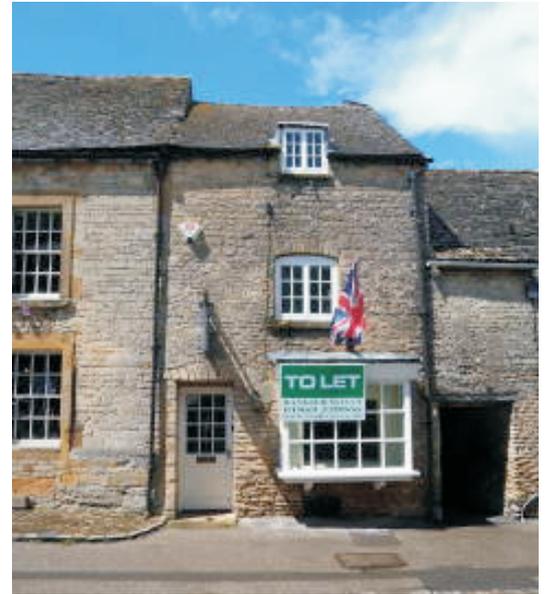
*OUTLOOK is distributed monthly by e-mail to over 4,500 addresses. We do recommend that you read this on-line at www.centre-p.co.uk and click **July Newsletter** to fully appreciate the links included in this newsletter. If you would like to receive future copies of OUTLOOK please e-mail reception@centre-p.co.uk writing YES PLEASE in the subject box.*

In this edition of OUTLOOK we are not only promoting some of the premises we are marketing in the North Cotswolds, but as ever we hope we provide our readers with useful links to websites relating to business issues. For those who may be interested all recent copies of OUTLOOK can be found on our website. Should you require any professional advice please do not hesitate to contact Ian Sloan.

We have £1,000,000 (One Million Pounds) to spend on behalf of clients! We are pleased to have received instructions from private investors to acquire two or possibly three investment properties to add to their existing portfolio. We are fully retained and therefore require no fee from agents or vendors. We anticipate suitable premises are likely to be located in The Cotswolds, South Warwickshire and North Oxfordshire. For full details please see <http://www.centre-p.co.uk/PropertyInvestments.pdf>

Flooding: Many will remember the summer floods of July 2007 and I thought I would remind our new readers of OUTLOOK that the Royal Institution of Chartered Surveyors produced approximately 2 years ago a guide for property owners entitled "A clear guide to Flooding". This can be found at http://www.rics.org/site/download_feed.aspx?fileID=7656&fileExtension=PDF

TO LET: SHOP/OFFICE STOW-ON-THE-WOLD



<http://www.centre-p.co.uk/Stow%20on%20the%20Wold.pdf>

NEW LEASE. £11,500 p.a.

FREEHOLD FOR SALE



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

Exceptional 2,300 sq ft Detached Office
London Road, Moreton-in-Marsh.
Prime Location. £260,000 Freehold or
£25,000 per annum Leasehold.

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01608 652888

Fees: In all cases fees are negotiable and we trust they will accurately reflect the value of the professional advice provided. Bankier Sloan does expect an advance payment from clients. This ensures not only the clients ability to meet their obligations but just as importantly it ensures the client that Bankier Sloan will act on their behalf. We do believe that the payment of a fee gives the client the right to hassle us when necessary! <http://www.centre-p.co.uk/fees.htm>



I am always grateful to those readers who compliment me on my research and bring to their attention articles and papers which they may have missed relating to commercial property and associated organisations. It is with a combination of amazement and surprise that I draw your attention to the following. I am sad it is necessary in 2012 that such guidance is still necessary and confused by the title of this briefing paper. Has this headline really been proof read?

Public Sector Equality Duty Equality Objectives Aligned to the VOA Strategy.

To view please click:

http://www.voa.gov.uk/corporate/News/2012/newsRelease_04_04_2012.html



TO LET: Fosseyway Business Park, Moreton in Marsh.
Workshop / Showroom. 3,600 sq ft, 2,160 sq ft or 1,440 sq ft.
New Lease. £24,000 per annum for complete warehouse.

[http://www.centre-p.co.uk/Cox%27sYardJUL2011\(2\).pdf](http://www.centre-p.co.uk/Cox%27sYardJUL2011(2).pdf)

BANKIER SLOAN

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

Established Scrap Yard 500 ft Frontage to Fosseyway



[http://www.centre-p.co.uk/Moreton-in-Marsh\(ScrapYard\)MAY2012.pdf](http://www.centre-p.co.uk/Moreton-in-Marsh(ScrapYard)MAY2012.pdf)

**Moreton-in-Marsh
FOR SALE: £300,000**



**SHOP TO LET: Chipping Norton
New Lease. £7,000 per annum.**

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



**Edited by
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