

# OUTLOOK March 2012

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

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

Ask ten people how their businesses are going and I think at least six will tell you they are going in the right direction ! Everybody knows the last three years have been difficult, but most people have now learnt to work within the limitations placed upon them, either by their customers or their banks. Cash flow as ever remains an important issue and the prompt payment of invoices by our many clients continues to be appreciated by Bankier Sloan.

Whilst attending an RICS organised meeting in mid February I was fascinated to hear of one university which, in order to assist with its on-going development plans, had "in-bedded" a planning officer in the local council. They pay the officer's entire salary and expenses and in exchange he gives 100% of his time to university work. A week later I commented to a fellow surveyor about this to discover that a local authority in the Midlands regularly charged developers in advance for the time of their planning officers. On one scheme a payment equivalent to sixty hours of planning officer's time had been made. I can see the advantage from both sides of such schemes, but are they legal, and does the planning officer have a conflict of interest ? I would be interested to hear what experience OUTLOOK readers have had of paying for planning officer's time. Please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Yard to let, Aynho:** We have received instructions to offer for rent this excellent yard, available late spring. The site, which is situated between Banbury and Bicester, measures 0.75 acres and is available at an annual rent of £24,000. We will be happy to consider the sub-division of this site to meet the needs of ingoing tenants. Accommodation from as little as £100 per week may be available, depending upon the nature of the accommodation required. All yards at this excellent location are fenced and gated, and we believe would be ideal for a transport business or similar. See <http://www.centre-p.co.uk/Yard%20at%20AynhoFEB2012.pdf>

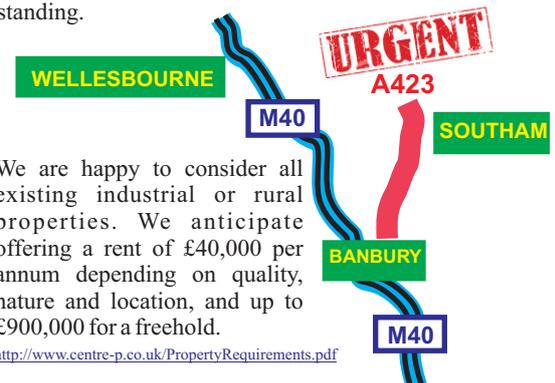


## IN BRIEF...

**Property Requirements:** We were delighted with the response last month to our request for a 10,000 sq ft + workshop north of Banbury and south of Coventry. We are already talking to a number of parties. For full details of this requirement see below.

## Freehold or Leasehold

We have instructions to find a property of approximately 10,000 sq ft, including workshop, warehouse and office accommodation, with substantial area of hard standing.



We are happy to consider all existing industrial or rural properties. We anticipate offering a rent of £40,000 per annum depending on quality, nature and location, and up to £900,000 for a freehold.

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

We are fully retained, and require no fee from an agent or property owner should a transaction result from this enquiry. Contact Ian Sloan [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) to make initial contact.

**Our requirement for the Ferrari Owner's Club of Great Britain** may have been around for a while but we are still very active. Can you help ? <http://www.centre-p.co.uk/PropertyRequirements.pdf>

**FREE to a good home:** Without doubt the biggest gift we have ever offered. It is in Banbury and it's an office / mobile home measuring 50 ft by 10 ft. Move it and it yours !!



**Oxford Road, Banbury:** We have been instructed to offer for sale freehold this unique site adjacent to SAINSBURY'S, Banbury. Planning permission has recently been granted for the construction of a new office building with adjacent parking. If you can see yourself working in this truly modern office please see <http://www.centre-p.co.uk/Oxford%20Road,%20Banbury.pdf>

## Artist's Impression



**The Property Misdescriptions Act:** Could someone point me in the direction of any case law involving surveyors / estate agents. I ask on behalf of a third party who were concerned that they had been approached by a local council following a complaint. They had described a unit as being traditionally built and they were being asked to justify this by a local heritage group. Do you know of any councils who regularly raise issues in respect of property details ? Please let us know at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Heath Farm, Swerford:** We have two excellent self-contained office units, situated at this well established business location between Chipping Norton and Banbury. Rents vary from £80 to £85 per week. <http://www.centre-p.co.uk/SwerfordFEB2012.pdf> & <http://www.centre-p.co.uk/SwerfordJAN2012.pdf>



**Rugby:** This site, located behind the Rugby Car Wash on the Newbold Road, has been split into a variety of accommodation which we hope will meet the needs of businesses who will benefit from parking and storage facilities close to the centre of Rugby. We anticipate rents ranging from £80 per week to £300 per week depending upon the accommodation required. See [http://www.centre-p.co.uk/Rugby%20FEB2012.cdr\(2\).pdf](http://www.centre-p.co.uk/Rugby%20FEB2012.cdr(2).pdf)



## TO LET Workshop, Banbury

4, Overfield, Thorpe Way Industrial Estate  
<http://www.centre-p.co.uk/OverfieldsJAN2012.pdf>



Ground floor 1,970 sq ft. Rent £11,500 p.a.

FOR SALE / TO LET Factory Premises, Banbury  
Thorpe View, Thorpe Way Industrial Estate  
<http://www.centre-p.co.uk/ThorpeView.pdf>



5,529 sq ft up to 17,963 sq ft  
FREEHOLD £55 per sq ft  
RENT £4.75 per sq ft p.a.



**TO LET: Excellent modern workshops, Kineton, Warwickshire**  
Very flexible lease terms.  
£4 per sq ft per annum.  
1,500 sq ft up to 3,000 sq ft.  
<http://www.centre-p.co.uk/Kineton.pdf>

01869 338866



**Tadmarton:** We took this yard off the market over the winter, but now have instructions to find a tenant on very flexible terms at £70 per week. It has been a builders yard, with a small garage, on the edge of this village for many decades. See <http://www.centre-p.co.uk/Tadmarton.pdf>

**OUTLOOK does not contain details of all premises we are currently marketing. To view a list of AVAILABLE PREMISES please see <http://www.centre-p.co.uk/availableproperties.htm>**



**Cricket!:** As many readers may know I help co-ordinate local village pub cricket in North Oxfordshire. If you would like to play this coming summer, starting in May, please send an e-mail to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk). The ability to enjoy a drink and food after each game is the main priority!

**Office / Shop, Deddington:** This fantastic lock-up has just been totally re-decorated and re-carpeted by Thames Valley Police, as they vacated this property after a nine year tenancy. It would make a superb office or coffee shop, and at £18,000 per annum we think is good value. For full details please see <http://www.centre-p.co.uk/Police%20Station,Deddington.pdf> Internal viewing is highly recommended.



**Edited by:  
Ian B Sloan FRICS**

**Banbury Car Wash Site:** We are anticipated instructions in the next seven days to market, on a new lease at £12,000 per annum, an existing car wash site in central Banbury. If you are interested please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing carwash in the SUBJECT box.



**TO LET: Excellent Office Accommodation. Manor Farm, Northend Road, Fenny Compton £400 per month & £375 per month. New Lease.**

<http://www.centre-p.co.uk/ManorFarmFennyComptonAUG2011.pdf>

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