

# OUTLOOK November 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**

Many thanks to our new clients who have given us instructions this month and to our many established loyal clients who continue to ask us to assist in marketing premises and undertaking a variety of professional work, including negotiating lease renewals, rent reviews and acquiring premises on their behalf. This month amongst our instructions we have been asked to market a number of small industrial units, of which some are featured in this OUTLOOK. A full list of premises we are marketing can be found at <http://www.centre-p.co.uk/availableproperties.htm> We are always grateful for feedback from OUTLOOK and if you have any comments or questions please do not hesitate to contact us via [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



**Workshop Unit, Moreton-in-Marsh:** If you're looking for 3,000 sq ft plus of workshop space, with office accommodation, this is probably the best around...recently refurbished with a new kitchen and toilet area, this unit on Fosseyway Business Park is well worth a visit. For full details please see <http://www.centre-p.co.uk/MoretonYardOCT2012.pdf>

**Office requirement:** 2,000 sq ft to 4,000 sq ft. We have been retained to acquire a freehold detached office building, probably in a rural setting, with good car parking. Our clients anticipate purchasing a property in Northamptonshire, Warwickshire or Buckinghamshire. Our clients are prepared to consider any property up to one million pounds. For full details please see <http://www.centre-p.co.uk/officerequirement.pdf>

**Property Lunch 2012:** If you read OUTLOOK on a regular basis you will appreciate the geographical area in which we work. We would be pleased to know whether you would like to join us for lunch, probably at the end of November or early December, the likely location being Banbury, Deddington or Moreton-in-Marsh. Please don't wait to be invited, invite yourselves and we will send you the basic details. The cost to you will be no more than £20, including your first drink. We hope to bring together twenty plus people who have an interest in commercial property, be they bank managers, solicitors, property owners, tenants or investors. Please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing LUNCH in the subject box.



**Units 15 & 16 Thorpe Way Industrial Estate, Banbury:** We have been asked, on behalf of separate clients, to market these two adjacent workshop units. Both measuring 750 sq ft, in a prime location, these units are available at £8,500 for Unit 15 and £7,000 for Unit 16. For further details please see <http://www.centre-p.co.uk/Unit%2015.pdf> and <http://www.centre-p.co.uk/Unit%2016.pdf>



**TO LET: Beaumont Road, Banbury OX16 1RH. 2,020 sq ft Distribution / Industrial Unit. New Lease. £16,000 per annum.**

<http://www.centre-p.co.uk/Beaumont%20RoadOCT2012.pdf>



**TO LET: Shop/Office. Stow on the Wold. £11,500 per annum. New Lease.**

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



**TO LET: 2,500 sq ft Industrial Unit, Thorpe Close, Banbury. New Lease. £15,000 per annum.**

<http://www.centre-p.co.uk/Beaumont%20RoadOCT2012.pdf>

**A question for planning consultants:** I recently obtained Change of Use from B1 to A2 and was surprised and intrigued to see that under the section reserved for conditions it said "no conditions". Is that a first? Does it mean the occupiers could open twenty four hours a day, seven days a week? I really don't believe I have ever seen a planning consent with no conditions. Could this be new advice from central government who are wanting councils to be less prescriptive? Any free(!) guidance would be much appreciated.

**Reference:** "Many thanks for your attention Ian. We are very pleased with the result and wouldn't hesitate to use you again when the time comes. I will settle your invoice." **M.D October 2012**

Please consider forwarding **OUTLOOK** to your friends or colleagues who you think might also be interested. If they reply back to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing **YES PLEASE** in the subject box they will automatically be added to our emailing list for future additions.

**Maps:** We have some excellent maps of the industrial estates in Banbury, and a town map of Moreton-in-Marsh, which we have designed and created. These can be found at <http://www.centre-p.co.uk/maps.htm>



**High Street, Deddington:**  
We have instructions to market this small lock-up office/shop which is currently in the process of being totally refurbished. This accommodation will be available from early 2013 at a rent of £8,000 per annum. For further details please see <http://www.centre-p.co.uk/DeddingtonHighStreet.pdf>

**Plagiarism!** In my research for this newsletter I came across the following disciplinary case which will no doubt be of interest to my fellow Chartered Surveyors and other professionals who will be reading this article. It is a warning for those who are looking to become professionally qualified!!

<http://www.rics.org/uk/regulation/disciplinary-procedure/panel-hearings/disciplinary-panel-hearings/mr-richard-kolawole-03-october-2012/>

**TO LET:** 2,400 sq ft & 860 sq ft Workshops with Offices, Shutford, Nr. Banbury OX15 6PH. Separate leases. £12,500 per annum & £90 per week. <http://www.centre-p.co.uk/ShutfordOCT2012.pdf>



**AVAILABLE IMMEDIATELY : OPEN YARD  
AYNHO, Nr DEDDINGTON**

Please see

<http://www.centre-p.co.uk/Yard%20at%20Aynho%20SEPT2012.pdf>  
or call 01869 338866.

## **WANTED COVENTRY**

### **1,500 sq ft Workshop**

We are still desparately seeking on behalf of retained clients a workshop, preferably on the south side of Coventry. Our clients had a turnover last year in excess of 10 million pounds, so we think will prove excellent tenants. We would appreciate details of any suitable premises between 1,200 sq ft and 2,000 sq ft. Please send to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**A pub for a day!** I was interested in reading that one enterprising pub in North Oxfordshire is prepared to offer you and your colleagues exclusive use of their pub between 12.00 noon and 5.00 pm on any week day. This may be of particular interest to those who have still to plan their Christmas lunch, for between ten and sixteen people. I can see it also being of interest to those who wish a private business meeting.

See <http://www.centre-p.co.uk/Christmas%20at%20the.pdf>

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