

OUTLOOK December 2015

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

New Bankier Sloan office: We have arrived at our new North Oxfordshire office. The full postal address is: Bankier Sloan, Chartered Surveyors, Sugarswell Business Park, Shenington, Banbury, Oxfordshire, OX15 6HW. Our new office number is 01295 688384. We ask all readers of OUTLOOK to update their records.

Sugarswell Business Park can be reached by taking the A422 from Banbury to Stratford-upon-Avon. After travelling through Drayton and Wroxton, continue until you pass Upton House on your left. After approximately half a mile turn left following the signs to Sugarswell Business Park. (If you start to go down a very steep hill, you have gone too far). Sugarswell Business Park is well signed on your left after about a mile. On entering the business park, travel down the main drive, taking the second left turn. Our office is on the left just beyond Biogas UK Ltd and opposite Hutchinsons.

We plan to be "out-and-about" more than in the past; we can of course only make this work because we expect to be fully contactable via e-mail reception@centre-p.co.uk, and the mobile 07831 338111.

We hope you will visit us in our new office, however we strongly recommend you contact us in advance to make an appointment. We really don't want to miss you! We hope this arrangement will work to the benefit of our clients and all who wish to make contact.

Tel: 01295 688384



Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW
Tel: 01295 688384, 07831 338111 or 01608 652888
email: reception@centre-p.co.uk
www.centre-p.co.uk



SHOP TO LET: 87 Warwick Road, Banbury.
Approximately 430 sq ft. Prominent main road location, close to town centre. Rent £6,360 p.a.
[http://www.centre-p.co.uk/Shop to let Banbury.pdf](http://www.centre-p.co.uk/Shop%20to%20let%20Banbury.pdf)



TO LET: 2,500 sq ft Workshop, Clifton Road, Deddington OX15 0TP. New Lease. £15,000 p.a.
[http://www.centre-p.co.uk/Workshop to let Oxfordshire.pdf](http://www.centre-p.co.uk/Workshop%20to%20let%20Oxfordshire.pdf)



OFFICE TO LET: 4 Heath Court, Queens Street, Hook Norton, Oxon OX15 5EG. New lease. Rent: £80 per week, including property insurance.
[http://www.centre-p.co.uk/Office to let Hook Norton.pdf](http://www.centre-p.co.uk/Office%20to%20let%20Hook%20Norton.pdf)



Heath Farm, Swerford. 400 sq ft. £90 per week.
[http://www.centre-p.co.uk/Workshop Office to let Swerford.pdf](http://www.centre-p.co.uk/Workshop%20Office%20to%20let%20Swerford.pdf)

For a full list of all our available properties please see
<http://www.centre-p.co.uk/availableproperties.htm>

Property Requirement

20,000 to 25,000 sq ft

Factory Premises, Bicester

We have been retained by clients to advise on the acquisition of new premises for their existing manufacturing operation currently based in Bicester.

Our clients will consider leasehold premises, the purchase of an existing factory, or suitable land on which they will construct a new industrial workshop.

We will be pleased to discuss with land owners who have suitable premises, including agricultural buildings, the possibility of obtaining planning consent for industrial use. Our clients are prepared to meet the costs of such an application and enter into a conditional contract.

Please send details of any suitable premises by e-mail to Ian Sloan FRICS at reception@centre-p.co.uk or telephone 07831 338111.

Business Rates: I was honoured to be invited to speak at the Millenium Centre in Cardiff on November 5th to the annual congress of Association of Independent Festivals. My presentation was entitled Business Rates Festival Sites and for those who wish to discover more on this subject please see



http://www.centre-p.co.uk/Business_rates_festival_sites.pdf

It will come as no surprise to those who have read OUTLOOK over the last couple of years that The Chancellor in his Autumn statement earlier this week announced once again the continuation of Small Business Rates Relief. This relief which is of considerable benefit to small businesses is a money spinner for The Treasury due to the poor publicity given to this scheme by some local authorities. There has been an improvement in information provided, but there is still a long way to go. We will be updating our SBRR table early next year to cover the financial year starting April 2016. <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf>

Planning - Change of Use applications: Should you require assistance regarding the change of use of premises, be this a shop, office or industrial unit, please do make contact.



TO LET: 800 sq ft Workshop, Shutford. Available from 1st January 2016. Three year lease. £6,000 p.a.
<http://www.centre-p.co.uk/ShutfordOCT15.pdf>



TO LET: 4,685 sq ft Workshop with Offices, plus 1/3 acre outside storage. Greatworth Park, Greatworth OX17 2HB. New Lease. £35,000 p.a.
<http://www.centre-p.co.uk/GreatworthPark.pdf>



TO LET: Open Storage/Haulage Yard at Aynho, Nr Banbury, Oxon. New Lease. £10,000 p.a.
<http://www.centre-p.co.uk/AynhoNOV2015.pdf>

BANKIER SLOAN

Chartered Surveyors

email:reception@centre-p.co.uk

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Banbury: 01295 688384, Mobile: 07831 338111