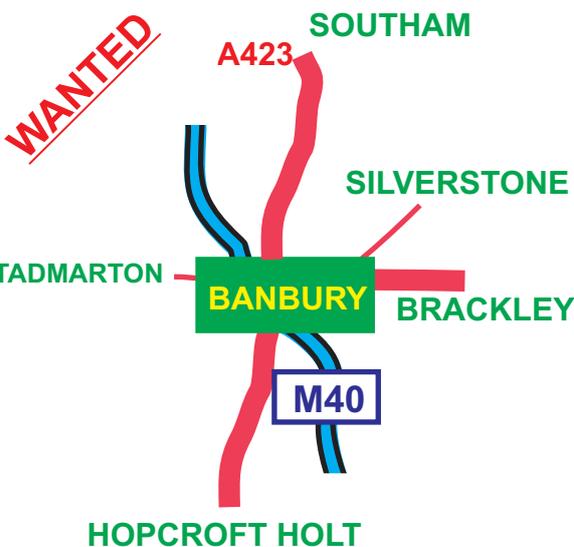


# OUTLOOK June 2013

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

Published by **BANKIER SLOAN CHARTERED SURVEYORS.**

Thank you to those who responded in various ways to our May OUTLOOK. For those who may be interested we add approximately 15 names per week to our database for OUTLOOK and we expect this issue to be sent to approximately 4,700 individuals. It is for this reason we believe we publish the most well read monthly newsletter covering commercial premises in the whole of the UK !! Taking this into account I was surprised how few people responded to my WANTED request, tucked away on the bottom of page two in our last issue, thus the reason for highlighting it again in this issue. My clients have money to spend !



## Property Requirements:

Our property search service has developed well over recent years and we have built up an excellent network of contacts across the region, thus allowing us to hear of premises that are sometimes "confidentially" on the market or have yet to be offered publically. Should you have a property requirement please let us know and we will be happy to arrange a meeting.

**Ian B Sloan FRICS**  
**01869 338866**  
**07831 3388111**

## PROPERTY REQUIREMENT

**1,000 sq ft to 2,000 sq ft Workshop  
with 2 Bedroom House.**

Please see :

<http://www.centre-p.co.uk/PropertyRequirementList.htm>

We are pleased to report the letting of Unit 14, Thorpe Way, 750 sq ft, on a new lease from 7th June. We still have available the adjacent unit, Unit 15, which we continue to believe offers good value at just £7,000 per annum <http://www.centre-p.co.uk/14&15ThorpeWay.pdf> Whilst on the same estate we are also marketing Unit 7, totalling over 3,000 sq ft with secure rear yard, at a rent of less than £5 per sq ft per annum. <http://www.centre-p.co.uk/Unit7.pdf>



**TO LET:** 1,460 sq ft Workshop, Shutford (above) and 2 adjacent Workshops in Rugby (below). Full details available at [www.centre-p.co.uk/availableproperties.htm](http://www.centre-p.co.uk/availableproperties.htm)



**TO LET: Excellent 2,000 + sq ft  
Workshop / Distribution Unit,  
Beaumont Close, Banbury.**



This excellent property, which has recently been refurbished, has been occupied for many years by Interlink and is now available on a new lease.

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

**TO LET: Cotefield, Bodicote.**  
**3,000 sq ft Warehouse / Workshop.**  
**Cotefield Business Park, Bodicote,**  
**Banbury. £18,000 per annum.**

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



**Dovecot for sale:** As regular readers will know I occasionally offer unusual items belonging to clients. Today I have something for you to buy, a dovecot that needs a little restoration and painting. Interested? Be warned this very substantial structure

(6 metres high and 2.5 metres by 2.5 metres across) may cost you £400 to move. If interested please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)  
**PRICE: £100**



**BANKIER SLOAN**  
**01869 338866 or 07831 338111**

**ABC Guide to Banbury's Industrial Estates:** We will be updating our guide to the industrial estates of Banbury in the next month, and if you would like to receive a copy in PDF format please do email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), just writing ABC GUIDE in the subject box. As soon as this is published we will send you a link. The guide will provide not only comprehensive maps of the industrial estates, but occupiers as at 20th June 2013. We have been publishing this document for nearly 20 years and it is always well received.

It is in this document some 18 months ago that I first raised the issue, asking the question about the future of small industrial units in Banbury. A question for which I have still not received the answer from anyone in authority. I would love to learn from a member of Cherwell District Council where small industry will be allowed to flourish if the proposed developments on the existing Prodrive site (for over 200,000 sq ft of retail space) and the residential redevelopment in Lower Cherwell Street are allowed to proceed. By my calculations we will be removing from the industrial market some 27 workshop units of less than 3,000 sq ft with no plans to replace any, either in the centre of town or on the existing industrial estates.

**Residential Developers Required:** Over the years Bankier Sloan have been instructed on a number of industrial premises which clearly have better value as residential developments. It is by chance I believe in the next month that I anticipate receiving instructions to sell two such sites and I would be pleased to learn of any readers of OUTLOOK who might be interested. Please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) writing RESIDENTIAL SITES in the subject box, and when we receive formal instructions we will notify you in advance of openly marketing the sites.

**North Cotswold Property Review:** In the last couple of weeks we have produced our occasional property review on the North Cotswolds, and for the benefit of all we have set this out as the last two pages of this newsletter. It is also available on-line at <http://www.centre-p.co.uk/PropertyReview.pdf>

**RICS Disciplinary Case :** I was interested to read the outcome of this hearing involving a major London firm of Chartered Surveyors. <http://www.rics.org/uk/regulation/disciplinary-procedure/panel-hearings/disciplinary-panel-hearings/matthews--goodman-9-may-2013/> It will prove interesting reading for many of my fellow professionals and I would be pleased to hear any thoughts on the "punishment". Do email me at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk).

**'Regulated by RICS'** In case clients and potential clients wonder what the advantages are of seeking advice from Bankier Sloan or other Chartered Surveyors who are proud to be "Regulated by the RICS" you may be interested in viewing [http://www.rics.org/Global/regulated\\_by\\_RICS\\_flyer\\_Dec%2012\\_jl.pdf](http://www.rics.org/Global/regulated_by_RICS_flyer_Dec%2012_jl.pdf)

**TO LET: Wardington. 3,600 sq ft Workshop with Good Outside Storage. New Lease. £11,000 p.a.**

<http://www.centre-p.co.uk/WardingtonSEPT2012.pdf>



**HIGH STREET, DEDDINGTON**  
**Fantastic Refurbished Office//Shop**  
**£8,000 per annum. New lease.** 



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

**Take-a-way Available LATE SUMMER**

We anticipate obtaining planning consent for a Change of Use from a retail unit to a take-a-way use at this excellent unit in Middleton Cheney.

<http://www.centre-p.co.uk/High%20Street.%20Middleton%20CheneyFEB2013.pdf>



We anticipate this being an Indian take-away (if I am allowed to discriminate) or similar. The reason I say this is because there is a Chinese take-away on one side and a pizza take-away on the other !

# BANKIER SLOAN

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**email:reception@centre-p.co.uk**

**www.centre-p.co.uk**

5th JUNE 2013

**STOP PRESS : STOP PRESS**  
**Fantastic Industrial Investment**  
**Beaumont Road, Banbury**  
Approx. £500,000.  
New 5 year leases from April 2013.  
Please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

Welcome to our Summer 2013 Property Review, a newsletter covering commercial lettings, lease renewals, property acquisitions and other related instructions undertaken by Chartered Surveyors Bankier Sloan within the North Cotswold area.

Bankier Sloan has managed Fosseway Business Park, Moreton-in-Marsh for over fifteen years, advising our clients on lettings and property management issues. It is here that we have recently let excellent workshop premises to the long established local furniture maker Robin Furlong.



Also in Moreton we have recently advised on the acquisition of a lease in the High Street for Katharine House Hospice, and have started to market the former Mailrite premises in London Road which will become vacant in late summer upon the completion of the residential housing development by Linden Homes.



*If you have property which you wish to let or are looking for accommodation, please do not hesitate to contact us at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), telephone 01608 652888 or visit [www.centre-p.co.uk](http://www.centre-p.co.uk)*

**We have £1Million 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 are prepared to consider any type of commercial property and are seeking initial returns of at least 6.5%. It is however more likely that any acquisition will be showing at least 7.5%. We anticipate suitable premises are likely to be located in The Cotswolds, close to Stow, Moreton or Broadway. Should you be an agent currently retained to market any suitable premises, or an owner wishing to sell, please provide full details, including photographs to Ian Sloan at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

## Available Offices



**Station Road, Chipping Norton OX7 5HX  
2,055 sq ft Office or  
Light Industrial / Storage**



**Heath Farm, Swerford OX7 4BN  
Workshop / Office  
Rent/Insurance/Service Charge  
£110 per week plus VAT**

**Moreton-in-Marsh  
01608 652888**

**BANKIER SLOAN Chartered Surveyors**

# NORTH COTSWOLD Property Review

In the centre of Stow-on-the-Wold in the last year we have advised the freeholders of one of the prime retail premises in connection with a lease renewal following the termination of a fifteen year lease, and in the early part of 2013 we completed negotiations on behalf of a well established tea room in connection with their lease renewal. Acting for the tenants we instructed on the serving of a Section 26 Notice under the 1954 Landlord and Tenant Act, and as a result of negotiations we obtained a rent reduction of 30%.



We are pleased to report the letting of No 1, The Square, Stow, the former jewellery premises, to the well established North Cotswold travel consultant Debbie Taylor. This excellent property has been the subject of refurbishment in recent weeks and we wish Debbie well at her new location.

We have retained clients seeking a lock-up retail property in Chipping Norton. Our clients anticipate taking a five year lease with annual rents in the region of £12,000 to £15,000. Also in Chipping Norton we are negotiating on behalf of clients whose 20 year lease is coming to an end in the Autumn of 2013.

Bankier Sloan were recently recommended to a long established business in Broadway to advise on their lease renewal and we are delighted to report that we have successfully agreed terms to our clients satisfaction.

**BANKIER SLOAN** was established in November 1984 and advises exclusively in relation to industrial, office and retail premises. Should you own or occupy by way of lease such premises and require assistance please do not hesitate to contact Ian Sloan on 01608 652888.



Ian B Sloan FRICS, Chartered Surveyor  
Mobile : 07831 338111



**Woodlands Business Park, Long Compton**  
**£150 per week, inclusive of heating, electricity and cleaning costs.**

Short term leases are becoming more popular with both landlords and tenants, and Bankier Sloan have instructions in both Long Compton (see above) and Chipping Norton to offer excellent office accommodation on leases of up to three years. The serviced office in Long Compton is located off the main road in a beautiful court-yard location, whilst the 2,055 sq ft Chipping Norton offices are on the first floor above Cotswold Tool & Plant Hire. These are excellent self-contained offices, with air conditioning, available at a very competitive rent. To view please telephone 01608 652888.

**For details of all premises Bankier Sloan are currently marketing we would encourage you to view our website at : [www.centre-p.co.uk/availableproperties.htm](http://www.centre-p.co.uk/availableproperties.htm)**

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**[www.centre-p.co.uk](http://www.centre-p.co.uk)**