

OUTLOOK January 2025

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

Welcome to 2025. We have new and varied instructions to share with you as we start the new year. These range from open storage yards to town centre shops, in locations such as the Cotswolds, Banbury, West Oxfordshire and Warwickshire. Should you have a commercial requirement in this coming year, please do not hesitate to contact us. We will be delighted to assist in either finding you premises for your business or helping you find tenants for your investments.

New Local Plan for Cherwell: As many were ready to break up for Christmas, Cherwell District Council published their latest planning document "Cherwell Local Plan Review 2042". For all involved in planning, future expansion of industrial locations, be they in Banbury, Bicester or any rural area, this is the document that is going to determine the council's policy for nearly two decades ahead. The consultation period has now started, running from Thursday 19th December to Valentines Day 2025. We strongly recommend that everyone interested should find a few hours and read this important document. <https://cherwell.citizenspace.com/planning-policy/cherwell-local-plan-review-2042>



TO LET: OPEN STORAGE YARDS
Alvescot, Bampton OX18 2PS
Excellent site, which can be divided to meet the needs of local businesses.

Concrete yard measuring 80 mtrs x 34 mtrs, providing some workshop / office space. We are seeking a rent of £60,000 p.a..

www.centre-p.co.uk/Open_Storage_To_Let_West_Oxfordshire.pdf



TO LET: Ground floor Office / Shop,
Tuckers House, Market Place, Deddington OX15 0SA.
£10,000 p.a. Available due to relocation May 2025.

www.centre-p.co.uk/Office_Shop_to_let_Deddington_Banbury.pdf



TO LET: 1,540 sq ft Workshop,
plus additional mezzanine. Bates Farm, Flecknoe,
Rugby, CV23 8AX.
£12,000 per annum.

www.centre-p.co.uk/Workshop_to_let_Flecknoe_Rugby.pdf

BANKIER SLOAN

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Property Management

We are fortunate to act on behalf of an ever growing number of clients who ask us to manage their premises. For some we simply send out rent invoices, for others we organise everything from emptying the septic tanks and roof repairs, to reading the communal electricity meters and making sure the supply company are paid.

Some clients like a regular expenditure report, whilst others are happy for us to manage the day-to-day issues, notifying them only of anything major or interesting. We are happy to assist in whatever way we can.

Some tenants ask why they need to pay a service charge, even if it states they must in their lease agreement. Understandably, all tenants wish to know how the money is being spent. We will always provide such information. Sometimes I think it's seen as an unnecessary cost by tenants, until the sewer blocks, the electric security gate fails or the fence blows down in a storm and damages their car or building. As managing agents we will then react and hopefully come to their rescue. We always hope we can help. We like our contact with both landlords and tenants, and enjoy our work; 85% of which is hopefully unseen and goes un-noticed by all who benefit.

BUSINESS RATES to increase

Many businesses currently receiving Retail, Hospitality and Leisure Relief will see their business rates increase considerable in just 13 weeks time (1st April 2025).

If you are preparing budgets or are advising clients, or occupy a retail property and would like guidance, please e-mail us at reception@centre-p.co.uk and we'll send you by return our single page sheet setting out in detail how the scheme will operate from 1st January 2025.

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**2,400 sq ft Rural Warehouse
Fox Farm, Todenham, Moreton-in-Marsh GL56 9NY.**

New Lease. £12,000 p.a.

www.centre-p.co.uk/To_Let_Rural_Warehouse_Todenham_Moreton_in_Marsh.pdf



**TO LET: Commercial Premises with Upper Floor
Accommodation. 2 Oxford Street, Moreton-in-Marsh.**

**Take-away / Professional Office / Retail Unit. Excellent Town
Centre Location. £25,000 plus VAT per annum.**

www.centre-p.co.uk/Commercial_Premises_Moreton_in_Marsh_to_let.pdf

Gutters/ Roof Lights

Long standing clients of BANKIER SLOAN recently refurbished a workshop, replacing all the skylights. The tenants have already benefited dramatically. We would encourage all landlords to consider investing in the repair of their buildings, particularly in respect of roofs and gutters as these often deteriorate over time. Unless these are maintained on a regular basis they can cause serious problems during periods of heavy rain. Gutters on factory units should be cleared at least once a year. The relatively small amount of investment involved easily outweighs the potential insurance claim and the associated hassle!



TO LET: Office / Potential Coffee Shop.
Eastwood Farm, Shenington OX15 6HQ.
£750 plus VAT per month. New Lease.
www.centre-p.co.uk/Office_Coffee_Shop_to_let.pdf



FREEHOLD FOR SALE
Warehouse / Workshop.
Unit 8, Overthorpe Road Industrial Estate,
Banbury OX16 4SX. £220,000.
www.centre-p.co.uk/Freehold_for_Sale_Banbury.pdf



TO LET: 750 sq ft Workshop, Unit 13, Thorpe Way Industrial Estate, Banbury, Oxfordshire OX16 4SP. Excellent lock-up unit. Prominent Location. No vehicle workshop users. New Lease. £9,000 p.a.
www.centre-p.co.uk/Workshop_to_let_Thorpe_Way_Industrial_Estate_Banbury.pdf



FREEHOLD FOR SALE: Workshop,
Milcombe, OX15 4RR.
Existing Commercial Use (historic
planning permission). Potential for
Residential Development. £85,000.
www.centre-p.co.uk/Freehold_for_Sale_Milcombe.pdf

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District Councils to be abolished!

Some readers may have seen the announcement in mid December by the government that they wish, before the end of this parliament, to create unitary authorities across the country, which would mean the end of local councils such as Cotswold, Cherwell, Stratford, West Oxfordshire and West Northants. The new councils, with a minimum population of 500,000, would have powers over all existing council matters and would have an elected Mayor! More information can be found on the three links below for those who are interested.

<https://www.bbc.co.uk/news/articles/cn0xz4938z9o>

<https://commonslibrary.parliament.uk/is-my-council-going-to-be-abolished/>

<https://www.rics.org/news-insights/english-devolution-means-rics>

For my fellow Chartered Surveyors (and any readers that may also be interested): CPD Informal Study.

We have once again created a couple of pages of links providing you with all the INFORMAL CPD hours you might require to complete your annual return before the end of January. Most links as you would expect relate to commercial / industrial premises, but others relate to more general issues. Should this be of interest please e-mail reception@centre-p.co.uk writing CPD 2024 in the SUBJECT BOX and this will be sent to you as a PDF attachment. Please do FORWARD this to any colleagues who you think may also be interested. It's free although as regular readers of OUTLOOK will know, we are always available for a coffee and a brownie!

If you are reading this in a print format, please view online at www.centre-p.co.uk/OUTLOOK_January_2025.pdf in order to benefit from the many links within this page.

This edition of OUTLOOK does not contain details of all the premises we are marketing, these can be found by viewing www.centre-p.co.uk/availableproperties.htm



TO LET: Office Accommodation, Sugarswell Business Park, Shenington, Banbury, Oxfordshire OX15 6HW.

Beautiful ground & first floor offices, offering a wonderful working environment with beautiful views, modern facilities and peaceful surroundings.

New 3 or 6 Year Leases.

325 sq ft Ground Floor Office @ £6,000 plus VAT p.a.

520 sq ft First Floor Office @ £8,000 plus VAT p.a.

Ground & First Floor Offices, each approx, 432 sq ft @ £120 plus VAT per week.



Ian B Sloan FRICS



BANKIER SLOAN's office



Lucy Castle

BANKIER SLOAN

Sugarswell Business Park, Shenington, Banbury, Oxfordshire OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

TO LET: Workshops / Storage Astrop Estate, Kings Sutton OX17 3QN

January 2025



**Four Excellent Units, each measuring 1,440 sq ft
New Leases**

**£13,000 plus VAT per annum, per unit
5% Service Charge, plus annual insurance
Sorry, not available for car mechanics workshop**



To arrange a viewing or for further information, please contact sole agents:

Subject to Contract

BANKIER SLOAN

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Whilst undertaking research for this issue of OUTLOOK, I came across information relating to a new initiative from Central Government and I believe it might be of interest to many readers who may wish to apply to join this “College of Experts”.

It would appear that the government are looking to use the considerable knowledge of many in private practice who may be able to assist in the development of government policy. It is well worth a look.



Ministry of Housing,
Communities &
Local Government

College of Experts

https://assets.publishing.service.gov.uk/media/67644d32e6ff7c8a1fde9c33/College_of_Experts_Recruitment_Pack_Dec24_Final.pdf

"The College will be a list of pre-approved experts from whom MHCLG can commission short pieces of ad hoc work under contract to provide science, engineering and industrial expert services."



**TO LET: Small Rural Office @ £120 per week. Also available 40ft Storage Container @ £150 per month.
Location: Rural village between Banbury and Shipston-on-Stour.**

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