

# OUTLOOK June 2017

Published by **BANKIER SLOAN CHARTERED SURVEYORS**

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

**Banbury: 01295 688384, Mobile: 07831 338111**

This months edition of OUTLOOK features a number of properties that Bankier Sloan are delighted to bring to the market.

We are also pleased to report the successful marketing of a number of premises featured in recent Outlooks. These include : Two adjacent offices, Moreton-in-Marsh <http://www.centre-p.co.uk/Moreton-in-Marsh%20-%20Office%20April%202017.pdf>  
Unit 4, Overfield [http://www.centre-p.co.uk/Workshop\\_OverfieldsMAR17.pdf](http://www.centre-p.co.uk/Workshop_OverfieldsMAR17.pdf) and  
Unit 15, Thorpe Way [http://www.centre-p.co.uk/Unit\\_to\\_let\\_Thorpe\\_Way\\_Industrial\\_Estate\\_Banbury.pdf](http://www.centre-p.co.uk/Unit_to_let_Thorpe_Way_Industrial_Estate_Banbury.pdf)

If you are seeking commercial accommodation to either rent or buy, or you are an owner of industrial premises looking to lease or sell your property, please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) or telephone 01295 688384.



**TO LET: Unit 18, Thorpe Place, Banbury. New lease.  
Rent: £16,000 per annum.**

[http://www.centre-p.co.uk/Unit\\_18\\_Thorpe\\_Place.pdf](http://www.centre-p.co.uk/Unit_18_Thorpe_Place.pdf)



**TO LET: 215 sq ft Cafe Kiosk, Pioneer Square, Bicester. New Lease. £8,000 p.a.**

[http://www.centre-p.co.uk/Kiosk\\_BICESTER.pdf](http://www.centre-p.co.uk/Kiosk_BICESTER.pdf)



**TO LET: 2,000 sq ft Workshop / Warehouse plus Excellent  
1,000 sq ft Showroom / Office & 500 sq ft First Floor Storage.  
Existing Lease. £18,000 p.a.**

[http://www.centre-p.co.uk/To\\_Let\\_2000\\_sq\\_ft\\_Workshop\\_Thorpe\\_Way\\_Banbury.pdf](http://www.centre-p.co.uk/To_Let_2000_sq_ft_Workshop_Thorpe_Way_Banbury.pdf)

**REPEAT:** I was disappointed that one of my most ardent readers, who is involved in the development of brownfield sites for residential purposes, had not noticed this brief article in our May edition, so I am repeating it as I think it will interest those involved in development work.

**CIL:** This is an interesting link for any readers who have been involved in negotiating with planning officers in recent months as it provides examples of how the new levy has been implemented in a variety of cases.

<https://www.gov.uk/government/collections/community-infrastructure-levy-appeal-decisions>



**Ian B Sloan FRICS**

## **BANKIER SLOAN Chartered Surveyors**

**Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW**

**Tel: Banbury 01295 688384, Mobile: 07831 338111**

**email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)**

## TO LET: SHOP / OFFICE

6 Market Place, Banbury.

New six year lease. £15,000 p.a.

**AVAILABLE DUE TO EXPANSION AND RELOCATION**

[http://www.centre-p.co.uk/To\\_Let\\_Office\\_Retail\\_Market\\_Place\\_Banbury.pdf](http://www.centre-p.co.uk/To_Let_Office_Retail_Market_Place_Banbury.pdf)



**FIRST FLOOR ACCOMMODATION**

**Outside Storage / Yards:** We have three clients currently offering yard space with weekly rents ranging from £60 to £100. Should you be interested in such space please contact [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) / 01295 688384.

**Business Rates Revaluation:** We are still receiving enquiries on a regular basis from businesses throughout England who have seen our online report and are amazed that they can, in some cases, still reclaim rates back to April 2010. If you are operating from one property with a rateable value of under £15,000 we suggest you view [http://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2.pdf)

For those wishing a rural business base, we are offering this superb office accommodation at Sugarswell Business Park. Situated within immaculately presented grounds, these offices not only enjoy a peaceful working environment, with limitless car parking and modern facilities in beautiful surroundings, but also super-fast internet. Measuring approximately 675 sq ft, this accommodation is available on a new lease, at a rent of £10,000 per annum. Please see [http://www.centre-p.co.uk/Sugarswell\\_Business\\_Park\\_Summer2017.pdf](http://www.centre-p.co.uk/Sugarswell_Business_Park_Summer2017.pdf) For further information or to view please contact Ian Sloan on 01295 688384, or email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk).



**OFFICES TO LET, SUGARSWELL BUSINESS PARK**

This excellent unit is becoming available due to the expansion of Cotswold Markets into adjacent office accommodation. Situated on this well established business park, within walking distance of Moreton-in-Marsh Town Centre and adjacent to the railway station, we believe these premises could be used for manufacturing, storage or as a showroom. Tenants on the estate include Topps Tiles (opening summer 2017), Robin Furlong Furniture, GWR Benches, Cox's Yard, Cotswold Engraving, Secret Antiques and John Davies Gallery. These premises are available on a new three or six year lease, at an initial rent of £16,000 plus VAT per annum. For further details please see [http://www.centre-p.co.uk/To\\_Let\\_Moreton-in-Marsh\\_Workshop.pdf](http://www.centre-p.co.uk/To_Let_Moreton-in-Marsh_Workshop.pdf)



**Cricket:** Bankier Sloan are pleased once again to be promoting local pub cricket in North Oxfordshire, and if any readers wish to participate please do let us know. For £8 per person, you get a game and a hot meal. We play most Tuesday or Thursday evenings. For a fixtures list please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk). I recall when local companies and the RICS, along with local councils, ran cricket teams. Do any still exist? Please see [http://www.centre-p.co.uk/Village\\_Pub\\_Cricket.pdf](http://www.centre-p.co.uk/Village_Pub_Cricket.pdf) For those who missed Google's promotion of the Champions Trophy here is something that will amuse you for as long as you wish. Don't give up after the six first balls. [https://www.google.co.uk/webhp?gws\\_rd=ssl](https://www.google.co.uk/webhp?gws_rd=ssl)

# FOR SALE: BANBURY

## Prominent Location

### Lower Windsor Street

### OX16 5AS

The Blarney Stone, located in Lower Windsor Street, was until recently, one of the best known public houses in Banbury. It has now however closed and the premises are being offered with vacant possession at a purchase price of £420,000. The bar and associated work areas remain in place, as does the living accommodation on the upper floors. We believe this property has the potential to be used for a variety of uses, including a professional office, as well as being re-opened as a public house, both of which would benefit from this Town Centre location. Viewing of this accommodation, which is in need of redecoration, is highly recommended. See [http://www.centre-p.co.uk/For\\_Sale\\_Town\\_Centre\\_Banbury.pdf](http://www.centre-p.co.uk/For_Sale_Town_Centre_Banbury.pdf)



**Down Memory Lane:** Fellow professionals with long memories might find the 1994/1995 Directory of ISVA Members of some interest and amusement, recalling as it does some of the major professional practices that are no longer! Please see: [https://books.google.co.uk/books?id=BA5fCwAAOBAJ&pg=SL4-PA4&lpg=SL4-PA4&dq=council+bankier+sloan&source=bl&ots=eMS\\_FzoDx7&sig=ELHHHGyalhCfAeHZ-EL6ZTqPcMU&hl=en&sa=X&ved=0ahUKewjX3q-5r4TUAhUmL8AKHUnTBg84FBD0AOhHMAg#v=onepage&q=council%20bankier%20sloan&f=false](https://books.google.co.uk/books?id=BA5fCwAAOBAJ&pg=SL4-PA4&lpg=SL4-PA4&dq=council+bankier+sloan&source=bl&ots=eMS_FzoDx7&sig=ELHHHGyalhCfAeHZ-EL6ZTqPcMU&hl=en&sa=X&ved=0ahUKewjX3q-5r4TUAhUmL8AKHUnTBg84FBD0AOhHMAg#v=onepage&q=council%20bankier%20sloan&f=false)



**TO LET: 2,810 sq ft Workshop, Wedgewood Road, Bicester, OX26 4UL. Rent £20,000. New Lease.**

<http://www.centre-p.co.uk/Wedgewood%20Road,%20Bicester%20April%202017.pdf>



**TO LET: 4,300 sq ft Workshop, Brixfield Park, Nr. Tysoe. Rent: £20,000 p.a.**

[http://www.centre-p.co.uk/To\\_let\\_workshop\\_Kinton.pdf](http://www.centre-p.co.uk/To_let_workshop_Kinton.pdf)



**TO LET: TO LET: 4,350 sq ft Workshop, Park End Works, Croughton. Rent £20,000. New Lease.**

[http://www.centre-p.co.uk/To\\_Let\\_Croughton\\_Workshop.pdf](http://www.centre-p.co.uk/To_Let_Croughton_Workshop.pdf)

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**STOP PRESS: STOP PRESS : STOP PRESS** : 12.06.2017

**TO LET : Yard, Aynho**

**Available 1st July at £120 per week.**

**TO LET : Office / Workshop, Swerford**  
**800 sq ft at £7,500 per annum.**

For full details of either property, please telephone 01295 688384 or email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)



## Small Business Rates Relief

**There are only 120 days left to claim  
Small Business Rates Relief under the 2010 Valuation List.**

We estimate based on government figures, that the government is holding £834 million to give back to small business. The deadline for claiming is September 2017. If you are currently operating your business from a single property with a Rateable Value of £15,000 or less and have not claimed Small Business Rates Relief, please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) or view [www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2017\\_2018.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf).

Attached is a printed version of our monthly e-newsletter **OUTLOOK**, usually sent out on the first of each month. In order to benefit from the information provided by the web-links please visit our website at [www.centre-p.co.uk](http://www.centre-p.co.uk) and click **JUNE NEWSLETTER**.

If you wish to receive future copies on-line please write to [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) and just write **YES PLEASE** in the Subject box and your name will automatically be added to our e-mailing list. We look forward to hearing from you.

**Edited by: Ian B Sloan FRICS**

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