

We hope this months OUTLOOK will prove helpful for those seeking commercial accommodation within North Oxfordshire and the North Cotswolds. We welcome new clients who have vacant units that they are looking to either let or sell.

Please do not hesitate to contact us if you are seeking accommodation. A complete list of available premises can be found by clicking <http://www.centre-p.co.uk/availableproperties.htm>

Cricket Sponsorship: Bankier Sloan are delighted to once again be sponsoring the premier division of the South Northants Cricket League and we wish all teams a successful, and rain free, summer.

STOP PRESS 30th April 2018: We are about to take new instructions to market retail/office accommodation located within a prominent position in Deddington. Our clients will be seeking a rent of £9,000 per annum, plus a 5% management charge. For full details please contact Ian Sloan on 01295 688384.

Thorpe Way Industrial Estate, Banbury

Available due to relocation, this 750 sq ft unit, originally constructed as a workshop but now prominently ground floor offices. Ideal for a local business wishing inexpensive accommodation in a prominent position on a well established industrial estate. New lease. £8,250 per annum, plus 5% service charge.



TO LET: 550 sq ft First Floor Office,
Sugarswell Business Park, Shenington, Banbury.
£8,000 per annum. New Lease.
http://www.centre-p.co.uk/Office_to_let_Sugarswell_Banbury.pdf



TO LET: 1,250 sq ft Rural Office
Sugarswell Business Park, Shenington, Banbury.
£12,000 per annum. New Lease.
http://www.centre-p.co.uk/Sugarswell_Business_Park_2018.pdf



TO LET: Wildmere Road, Banbury
Workshop / Storage / Offices. New Lease. £20,000
http://www.centre-p.co.uk/Unit_to_let_Wildmere_Banbury.pdf

Acquisitions: Sales: Lettings: Lease Renewals



TO LET: Shop / Office, 18 Main Street, Bilton. New 3 or 6 year lease. £12,000 p.a.

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

Quarterly Property Report: Many readers will be interested in the recently published RICS report which reflected the property market as seen by chartered surveyors across the country. This can be read by clicking <http://news.rics.org/re?l=D013bz4zv1y52a7911>

Cricket: As some readers will be aware, each summer I help organise pub cricket in North Oxfordshire. If there are any readers who would like an evening friendly game (usually Tuesday's or Thursday's) please let me know and I will arrange for them to be affiliated to one of the local pubs who always welcome new players of any age and standard. Please email details to reception@centre-p.co.uk

Property Insurance: We were recently asked to help a client who had needed to make a claim on his commercial property insurance policy. Although the property was fully covered initially, the loss adjusters questioned whether it was insured for the full reinstatement value because of very substantial works carried out by the tenants. We write this as a warning to other commercial property owners who have allowed their tenants to carry out such works.



**FOR SALE : Ground Floor Office/Shop.
36 Timms Road, Banbury OX16 9ND**

We are pleased to be offering for sale this ground floor office, located in the centre of a row of shops within one of Banbury's best known residential estates. This property has been used as an office in recent years, but we are sure the local planning authority would welcome a retail user in this location. This is a rare opportunity to acquire an inexpensive freehold property, and we believe will appeal to both owner occupiers and local investors. http://www.centre-p.co.uk/Office_for_sale_Timms_Road_Banbury.pdf

BANKIER SLOAN

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

Tel: Banbury 01295 688384 , Mobile: 07831 338111

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

Rent Reviews : Planning : Rating : Management

Freehold for Sale: As we go to press, we have just received instructions to sell an interesting detached freehold commercial property, situated close to Banbury town centre. This is available at a purchase price of £125,000, and has an existing tenant currently paying rent of £7,000 per annum, rising in two years time to £8,000 per annum for the remaining three years of the lease. For full details please email reception@centre-p.co.uk

Did your rates go up in April 2017? We continue to believe that most local councils have surplus rates relief funds available for small businesses who suffered a rates increase in April 2017. Cherwell District Council and Cotswold District Council, amongst others, still have relief available to give away to those who suffered a rates rise. For assistance please contact Ian Sloan on 01295 688384.

Workshop, Beaumont Road, Banbury: We are aware that one of our existing client's tenants are looking to vacate a 2,000 sq ft unit on Beaumont Road, Banbury. The passing rent is £16,000 per annum. If this might be of interest please contact Bankier Sloan at reception@centre-p.co.uk

Residential Development Site: We are expecting to receive instructions in the next week to seek purchasers, subject to planning, for an area of approximately two acres close to Banbury. We believe this site may be suitable for residential development. Should this be of interest please email reception@centre-p.co.uk writing *Residential Development* in the subject box.



TO LET: 2,500 sq ft Workshop, Clifton Road, Deddington. New Lease. £15,000 p.a plus VAT.
http://www.centre-p.co.uk/Workshop_to_let_Oxfordshire.pdf



TO LET: Open Storage / Haulage Yards. Aynho, Banbury.
New 1 to 3 Year Leases. Rents: £80 per week.
http://www.centre-p.co.uk/Yard_to_let_Banbury_Aynho.pdf



TO LET: 4,300 sq ft Workshop Brixfield Farm, Kington.
Rent: £20,000 per annum. Separate adjacent offices.
Inclusive rents from £65 per week.
http://www.centre-p.co.uk/To_let_workshop_Kington.pdf



TO LET: Office / Shop, 1 The Square, Stow-on-the-Wold.
New Lease. £12,000 per annum plus VAT.
http://www.centre-p.co.uk/Office_Retail_Stow_on_the_Wold.pdf



TO LET: Small Self Contained Office
Hook Norton. Rent: £80 per week.
http://www.centre-p.co.uk/Office_Studio_to_let_Hook%20Norton.pdf