

OUTLOOK September 2021

Published by **BANKIER SLOAN** Chartered Surveyors

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



Ian B Sloan FRICS

We have had a busy August and have been delighted by the continued interest in commercial premises from both occupiers and investors.

We are pleased to report completing a lease on retail premises in Stow-on-the-Wold and further lettings on the former Swan Foundry site in the centre of Banbury.

We are grateful to those clients who continue to ask us to manage their properties on an ongoing basis and the increasing number of farmers who seek our advice about potential diversification of their business interests. We have in recent months produced a simple guide showing some of the work we have carried out in this field. Please see https://www.centre-p.co.uk/Farm_Diversification.pdf

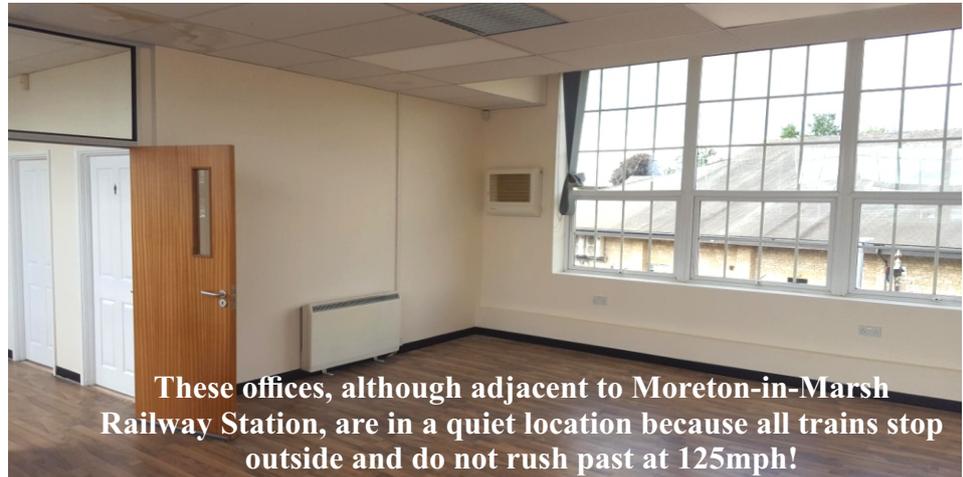
This edition of OUTLOOK does not include all of the properties that we are currently marketing. To view the full list of available premises please visit our website at <https://www.centre-p.co.uk/availableproperties.htm>



FREEHOLD FOR SALE: West Bar Street, Banbury with potential for Residential Development.
Offers in the region of £1,000,000.

https://www.centre-p.co.uk/Freehold_for_Sale_Banbury.pdf

We were delighted by the response to our initial marketing of the above premises. We have generated considerable interest for our clients and have shown approximately fifteen parties around the building since we were instructed in early August. We have received offers that are subject to planning, and some that are only subject to contract. We hope very shortly to be able to confirm that this property is “under offer”.



These offices, although adjacent to Moreton-in-Marsh Railway Station, are in a quiet location because all trains stop outside and do not rush past at 125mph!

TO LET: First Floor Office, Moreton-in-Marsh.
£12,000 plus VAT per annum.

https://www.centre-p.co.uk/To_Let_Office_Accommodation_Moreton_in_Marsh.pdf

BANKIER SLOAN

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Market Summaries

If you are running a consumer facing business in Banbury, Bicester or Kidlington, we think you will be interested in the information provided by Cherwell District Council in the way of reports, which are available free, covering these towns. This will be of particular relevance to retailers.



<https://www.cherwell.gov.uk/marketsummaries>

Running a Fleet of Vans

Published late in August, this link will be helpful to any company running a fleet of vans, particularly those undertaking international road haulage.



<https://www.gov.uk/government/publications/running-a-fleet-of-vans/running-a-fleet-of-vans>

Self Catering Holiday Lets

This is the latest form which is being sent out by the Valuation Office in respect of business rates if you own a self catering or holiday let. As many readers of OUTLOOK are aware, we are happy to provide assistance on any business rates issues and if you have any questions relating to this form if it is sent to you, please do not hesitate to make contact. This form has been published in order to gather information for the 2023 property revaluation.

<https://www.gov.uk/government/publications/self-catering-holiday-homes-questionnaire>

Inheritance Tax Market Value

Updated on the 1st September 2021 this section gives guidance on the general principles of Open Market valuation as it relates to Inheritance Tax, Capital Gains Tax and Stamp Duty Land Tax.

<https://www.gov.uk/guidance/inheritance-tax-manual/section-7-revenue-basis-of-market-value-general-principles>



**Workshop To Let: Groves Industrial Estate,
Milton-under-Wychwood OX7 6JP.
£12,000 plus VAT p.a.**

https://www.centre-p.co.uk/To_Let_Workshop_Milton_Under_Wychwood.pdf



**Now with Full
Planning Consent for Take-Away
TO LET: Ground floor lock-up retail unit
Hill View Crescent, Banbury.
Rent: £9,000 p.a.**



**TO LET: Showroom / Workshop.
Bodicote, Banbury. £35,000 per annum.
Undergoing total refurbishment.**



**TO LET: 3,000 sq ft Warehouse.
Fenny Compton. New lease. £25,000 p.a.**

https://www.centre-p.co.uk/To_Let_Workshop_Fenny%20Compton.pdf



**TO LET Open Storage/Yard
Aynho, OX17 3BP £7,000 p.a.**

https://www.centre-p.co.uk/Yard_to_let_Banbury_Aynho.pdf

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BUSINESS GUIDES

**Moreton-in-Marsh, Stow-on-the-Wold, Shipston-on-Stour,
Chipping Norton, Vale Park Evesham and Banbury**

As readers of OUTLOOK will be aware, Bankier Sloan has extensive knowledge and experience of commercial property in North Oxfordshire, South Warwickshire and The Cotswolds. We first published an ABC Guide to the industrial estates in Banbury in the summer of 1985 and over the decades we have continued to update this publication at least annually. In recent years we have also provided similar guides in towns where we have clients and provide professional advice. Many have complimented us on our work and we know local businesses particularly find our unique maps helpful. We would remind you that you have our permission to reproduce these maps without further notice (providing you leave in place the copyright reference) as we know they can be very useful for uploading to websites in order to help potential visitors locate your premises. Below are links to the guides, which have been updated within recent months.

Moreton-in-Marsh

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

Stow-on-the-Wold

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

Shipston-on-Stour

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

Chipping Norton

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

Vale Park Evesham

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

Banbury Industrial Estates

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

Fosseway Business Park, Moreton-in-Marsh

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

Groves Industrial Estate, Milton-under-Wychwood

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

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NEW RETAIL / FOOD STORE

Oxford Road, Bodicote, Banbury OX15 4AQ

We are instructed to seek interest from potential occupiers for this new 1,235 sqm / 13,290 sq ft retail unit (which may be sub-divided) with good parking.

Outline planning consent was granted on the 15th April 2021

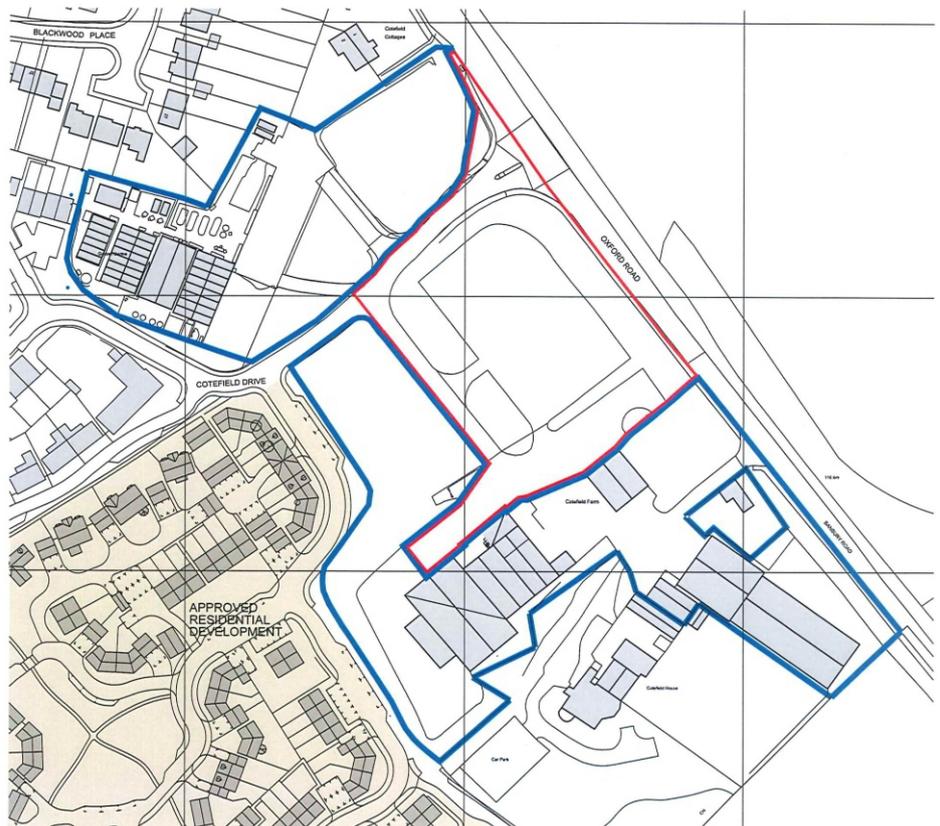
<https://planningregister.cherwell.gov.uk/Planning/Display/20/03353/OUT>

September 2021

Our clients have obtained outline planning consent in a prominent location approximately two miles south of Banbury town centre.

This site has already generated interest from major food retailers wishing to establish either a supermarket or convenience store. We are now happy to consider interest from all non food retailers who believe they may benefit by being located adjacent to a major food retailer in this superb location.

The latest traffic count shows 21,000 plus vehicles per day passing this site.



For full details please contact Ian B Sloan FRICS

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