

OUTLOOK July 2015

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



Summer has arrived, and as we send this to you on what may prove to be one of the hottest days of the year, we would like to thank our many clients for their continued support and instructions. Should you be lucky enough to be going away we wish you a happy and safe holiday.

BANKIER SLOAN is the longest established Chartered Surveying practice in the region dealing exclusively with commercial property and now regularly receives instructions not only in Banbury and surrounding areas but also in Rugby, Moreton-in-Marsh, Stow-on-the-Wold and Broadway. For many however it is our work on rural business sites that we are possibly best known. We have helped many land owners obtain planning consent for a Change of Use from agricultural to business premises in such locations as Wolston nr Rugby, Fenny Compton, Shenington, Swerford, Shutford, Aynho and a number of other locations where farmers have been grateful for our assistance. We continue to manage many of these sites on an on-going basis.

Lettings: We are pleased to report the letting of a retail property in Chipping Norton; completion took place less than seven days after the prospective tenant viewed the property, which was an identical time scale for the letting achieved on a 1,500 sq ft workshop in Hook Norton. June also saw the completion of a lease on a 2,000 sq ft workshop on Thorpe Way we had promoted just once in our June OUTLOOK. We tell you this only to illustrate transactions can take place remarkable quickly providing all sides are organised.

Summer sponsorship: We are pleased to be sponsoring once again the Premier Division of the South Northants Cricket League; a sponsorship arrangement that will run for at least one more year. Should you be interested in playing any local (non competitive cricket) please see http://www.centre-p.co.uk/Village_Pub_Cricket.pdf

Rating - Festival sites: As a result of our considerable knowledge on Small Business Rates Relief <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf> we have become involved in assisting land owners on whose property music festivals take place. Should you be involved, or have friends or clients who are organising such events, we encourage you to read http://www.centre-p.co.uk/Business_rates_festival_sites.pdf

Advance notice - WANTED: We anticipate receiving instructions to acquire on behalf of retained clients approximately two to three acres of open storage land within ten miles of Banbury. My clients will also consider a farm location with substantial existing out buildings. If you have any premises that may be suitable please contact Ian Sloan via reception@centre-p.co.uk



NEW EDITION

We have once again updated our **ABC Guide to Banbury's Industrial Estates**. To view this comprehensive guide, complete with maps, please click :

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



TO LET: 2,050 sq ft Warehouse / Workshop, 245 sq ft Office, Sugarswell Business Park, Shenington OX15 6HW. New lease. £15,000.

<http://www.centre-p.co.uk/SugarswellJUNE2015.pdf>



TO LET: 2,020 sq ft Distribution / Industrial Unit, Beaumont Road, Banbury. New Lease. £16,000 p.a.

<http://www.centre-p.co.uk/Beaumont%20RoadAPRIL15.pdf>



FOR SALE: Potential Residential Development Site. Shenington, Nr. Banbury. 1,082 sq mtrs.

Offers in the region of £450,000 subject to planning.

<http://www.centre-p.co.uk/Shenington%20Land.pdf>

Deddington: 01869 338866

Moreton-in-Marsh: 01608 652888

Industrial Property Investment Requirement in North Oxfordshire, South Warwickshire or The Cotswolds.

BANKIER SLOAN have been retained to act for a private client who is seeking to expand his existing property portfolio. He is looking to invest in some small industrial accommodation and anticipates spending between £250,000 and £400,000. We would be pleased to receive details either from retained agents or owner occupiers. BANKIER SLOAN do not require a fee in connection with this matter as we are fully retained to acquire premises by our clients. Details should be sent to reception@centre-p.co.uk or you are welcome to telephone Ian Sloan on 01869 338866 or 07831 338111. Please see http://www.centre-p.co.uk/Industrial_investment_wanted.pdf

Residential developers: We would be pleased to hear from any major residential developers, or their agents, who would like to work with retained clients of BANKIER SLOAN in seeking to obtain planning consent on an edge of village site totalling around 4 acres. We are not yet in a position to reveal the location of this site, but expect to be able to do so within the next month. We look forward to hearing from anyone who may be interested. Please email reception@centre-p.co.uk or telephone Ian Sloan on 01869 338866/07831 338111.



TO LET: Industrial Premises, Thorpe Close, Banbury.
Ground Floor 2,400 sq ft Workshop & Offices.
First Floor Office 600 sq ft. Mezzanine Floor 800 sq ft.
New lease. £25,000 per annum.
http://www.centre-p.co.uk/To_let_Industrial_Premises_Banbury_.pdf



TO LET: 1,500 sq ft Workshop, Thorpe Way Industrial Estate, Banbury. New leases. £14,500 p.a. This unit was until recently occupied by Enterprise Car & Van Rental as a workshop but has recently been totally re-furbished and will provide fantastic accommodation for a local business seeking accommodation on one of Banbury's busiest industrial estates. For full details please see http://www.centre-p.co.uk/Workshops_to_let_Banbury.pdf



TO LET: 4,800 sq ft Yard with 250 sq ft Workshop.
Warmington, Banbury. £120 per week.
http://www.centre-p.co.uk/To_let_Yards_Banbury.pdf



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