

OUTLOOK September 2024

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

We have £1,500,000 to SPEND!

This month we have received instructions to find, on behalf of retained clients, commercial premises within the Cotswolds or North Oxfordshire. We have been given a budget of £1,500,000, and we would be grateful to hear from any agents or owners who may have premises available to purchase, priced up to this figure.

RENT REVIEWS/LEASE RENEWAL:

Ensuring that an individual tenant does not pay more rent than is necessary often requires the professional assistance of a Chartered Surveyor with a detailed knowledge of market conditions. When acting for a freeholder the aim must always be to maximise the return on any investment, whilst at the same time ensuring the tenant is not driven out of business. Should you be a landlord or tenant seeking advice in connection with either an upcoming rent review or lease renewal, please do not hesitate to make contact. Bankier Sloan have worked within the Banbury and Cotswold area for nearly forty years and have considerable knowledge of local rent levels.

<https://www.centre-p.co.uk/IntroductionJAN2012.pdf>

COFFEE in the COTSWOLDS: As many readers will be aware, Bankier Sloan produce a guide to local coffee shops called Coffee in the Cotswolds. This is a well received publication, both online and in print, and we would love to hear from any new coffee shop owners who would like to be included in our next edition, or from any readers of OUTLOOK who have a favourite establishment which is not already included.

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

Property Management: We have recently taken on the management of some industrial units and as part of our initial work we organised for the roofs of these premises to be repaired and cleaned. If you are an owner of industrial premises and may need some guidance, please do make contact. Please see below.



TO LET: Unit 6, Shipston Industrial Estate, Tilemans Lane, Shipston-on-Stour CV36 4PR. New 3 or 6 year lease.
For further information please email reception@centre-p.co.uk



TO LET: WORKSHOP / STORAGE SPACE
Dene Valley Business Centre, Brookhampton Lane Kington.

Unit 7 : 2,150 sq ft Workshop + 1,020 sq ft Mezzanine.
£16,000 plus VAT per annum.

Unit 4 : Ground Floor 1,115 sq ft. First Floor 1,115 sq ft.
£12,000 plus VAT per annum.

https://www.centre-p.co.uk/To_Let_Premises_Kington_Unit_7.pdf





TO LET: Excellent Ground & First Floor Office.
Unit 7, Blackwell Business Park, Shipston-on-
Stour CV36 4PE. 575 sq ft. Rent £7,200 p.a.

https://www CENTRE-P.CO.UK/Workshop_Offices_to_let_Warwickshire.pdf



FENCED YARD TO LET:

Clifton Road, Deddington,

OX15 0TP. 7,000 + sq ft (105' x 70').

New Lease. £16,000 per annum plus VAT.

https://www CENTRE-P.CO.UK/Fenced_Yard_to_let_Deddington.pdf



TO LET: Office / Potential Coffee Shop.
Eastwood Farm, Shenington OX15 6HQ.
£750 plus VAT per month. New Lease.

https://www CENTRE-P.CO.UK/Office_Coffee_Shop_to_let.pdf

Budget Warning: I am already receiving emails advising myself and my clients on what will and won't be in the budget at the end of October, and recommending actions that should be taken to reduce tax liabilities. From my many years experience, the majority of such advise proves to be wrong and I would suggest that nobody make hasty decisions based on predictions which often have no foundation. As I regularly say to my clients, property is a long term investment and budget proposals are often short term political actions.

If you were to sell in the next eight weeks, you might for example wish to consider the contents of a letter I received from Lloyds Bank in the last week which states that if I invest £100,000 + in their savings account, they, along with the Halifax, are offering me an interest of 1.8% gross!!

Office Accommodation : Sugarswell Business Park. Should you be looking for excellent ground and / or first floor office accommodation, with beautiful views, modern facilities and peaceful surroundings, we have instructions to market such premises here at Shenington. To view, please email reception@centre-p.co.uk or call 01295 688384.



The RICS Q2 Commercial Property Report (for period ending 30.06.2024) was published at the beginning of August, and whilst we have sent a copy to many of our clients who we know find this interesting, we would be pleased to hear from others who would like the link. We are always happy to contribute to these quarterly reports, which show UK property trends in different sectors. Please email reception@centre-p.co.uk

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