

# OUTLOOK February 2013

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:

## FOR SALE FREEHOLD INVESTMENT / DEVELOPMENT OPPORTUNITY CENTRAL BANBURY

Existing tenants and exceptional opportunity for further investment.  
Asking price less than one million pounds.

If you are interested please email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) just writing BANBURY FREEHOLD in the subject box and in the next seven days you will be forwarded details.

*NEVER knowingly on the market EVER before.*



<http://www.centre-p.co.uk/High%20Street,%20Middleton%20CheneyJAN2013.pdf>

TO LET:  
Retail Unit  
MiddletonCheney  
£7,500 per annum.



**Introduction:** The new year has started well. We continue to get good instructions, from both new and existing clients. Industrial rentals certainly have not fallen in the last year, and I believe with local industry beginning to feel fairly positive there will be a moment this year where we will be short of industrial units due to the fact that across the region there has hardly been any new build of units under 20,000 sq ft. As governments have regularly stated (*and we believe everything they tell us!*) industrial growth will start with small businesses, and it is units of under 5,000 sq ft that will soon become scarce. As for offices and retail the internet will continue to effect the demand and it is difficult to imagine developers speculating on out-of-town offices in the foreseeable future. Please keep looking on our website which is updated whenever we have a new instruction or news to pass on, it is not unusual for us to update five times a week.



TO LET: Early 2013, Refurbished,  
Lock-up Office/Shop, High Street,  
Deddington. New Lease. £8,000 p.a.

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

**Industry Moreton-in-Marsh:** I thought you might be interested in this four page guide to one of the longest established business / industrial locations in The Cotswolds. <http://www.centre-p.co.uk/CotswoldBusinessFeb2013.pdf>  
We produce this publicity brochure in both an on-line version and a printed version which is about to be distributed across the region. BANKIER SLOAN have managed this site for over 15 years, and we are delighted to say all premises are currently occupied, the majority by tenants who have operated from this location for many years.



**FREEHOLD FOR SALE**

Retail Premises. 94-96 The Broadway,  
Didcot OX11 8QJ. A2 Consent.



**FOR SALE or TO LET**

Workshop & Office plus 10,000 sq ft  
Yard. Nethercote. £160,000 or £10,000p.a.  
<http://www.centre-p.co.uk/Nethercote.pdf>



TO LET: 2,400 sq ft Workshop with  
Offices, Shutford, Nr. Banbury  
OX15 6PH. £12,500 per annum.

<http://www.centre-p.co.uk/ShutfordOCT2012.pdf>

# BANKIER SLOAN

**106 Agreements - Contribution towards education:** I was talking to a client ten days ago who was upset that the local planning authority were insisting that he contributes £108,000 towards educational needs as part of a 106 Agreement, when his plan was to construct one and two bedroom apartments. He felt it unreasonable that such a contribution should be made because the accommodation being provided is not family accommodation. He was wondering if I knew what other local authorities did and whether it was also appropriate that he should be required to set aside a play area for such a development. I would be happy to put any readers of OUTLOOK in contact with my client if they felt they could assist him in his arguments with the local authority. Please do email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk).



**RICS - CPD:** Like all Chartered Surveyors I am required to undertake Continuing Professional Development, and whilst my fellow professionals I am sure will already have

read the newly published RICS guidance, see [http://www.rics.org/uk/about-rics/what-we-do/continuing-professional-development/continuing-professional-development\\_250/requirements/](http://www.rics.org/uk/about-rics/what-we-do/continuing-professional-development/continuing-professional-development_250/requirements/) I would be keen to learn of any larger practices who undertake internal CPD presentations which I might be allowed to attend (*no doubt at a cost*). I could however offer half an hours presentation one evening to their junior members of staff who might appreciate an independent view on what it is like to be self-employed. 28 years running BANKIER SLOAN has given me considerable experience and I am sure I can recall a few instances which will be both educational and not too serious!

**Baliffs:** Unfortunately I have already been required to employ some baliffs this year to recover rent. It is not something I undertake without considerable thought, and on this occasion with the amount of rent being less than £2,500 many might consider it uneconomic. The outstanding rent however represented over 4 months of non payment, and within 4 days we had recovered the rent and the baliffs costs. However well we manage premises sometimes this course of action is necessary. Should you wish advice please do not hesitate to contact Ian Sloan on 01869 338866.



**TO LET:** Beaumont Road, Banbury  
2,020 sq ft Distribution / Industrial Unit  
New Lease. £16,000 p.a.  
<http://www.centre-p.co.uk/Beaumont%20RoadOCT2012.pdf>



**FREEHOLD FOR SALE:** Rugby  
1,825 sq ft Detached Workshop with  
planning for food preparation &  
a recently granted consent for  
residential re-development. £125,000  
<http://www.centre-p.co.uk/Rugby.pdf>



**TO LET:** Factory Premises,  
Thorpe View, Banbury. 5,529 sq ft.  
£4.75 per sq ft p.a.

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



**JANUARY 2013**

**New Lease. £90 per week.  
Canalside, Banbury.**

**FENCED YARD, AYNHO  
New Lease. £90 per week.**



**TO LET:** Shop/Office. Stow on the Wold.  
£11,500 per annum. New Lease.  
<http://www.centre-p.co.uk/Stow%20on%20the%20Wold.pdf>



**TO LET:** Overfield. Banbury.  
1,970 sq ft. £10,000 p.a.

<http://www.centre-p.co.uk/OverfieldsJAN2013.pdf>

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