

OUTLOOK January 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: Planning: Rating: Management

Happy New Year from myself, Debbie and Lucy. We hope you've had a restful break and are now ready to deal with the opportunities and problems that will no doubt face us all in the coming twelve months.

As many of you were beginning to celebrate on the Friday before Christmas I was negotiating a deal to lease a retail unit in Warwick Road (from the 1st January !) and I saw the exchange of contracts on a freehold B1 unit in Milcombe near Banbury. As I came into the office on Christmas Eve I thought I would spend a couple of hours tidying up, but no that was not to happen. Instead I agreed terms to rent a warehouse on Thorpe Way, Banbury, took a call from a prospective tenant who confirmed he wanted a unit he'd looked at two months ago, and a completely new client asked me to go and look at a property that his uncle owned. When 3.00pm arrived I deserved my Christmas break!

Disciplinary Case: My fellow Chartered Surveyors, and no doubt other professionals who read **OUTLOOK**, will be interested, amazed and can no doubt learn a lesson from this case reported last month on the RICS website. See <http://www.rics.org/uk/regulation/disciplinary-procedure/panel-hearings/disciplinary-panel-hearings/mr-mark-wilson-mrics-12-december-2012/>



TO LET: Open Storage / Parking / Workshop Accommodation, Newbold Road, Rugby CV21 2NZ. Excellent main road location. Also benefiting from a recently granted consent as a self storage container depot. New lease. Rents from £80 up to £300 per week.

[http://www.centre-p.co.uk/Rugby%20FEB2012.cdr\(2\).pdf](http://www.centre-p.co.uk/Rugby%20FEB2012.cdr(2).pdf)

We are retained by a well established company to acquire on **LEASE** a small workshop. We anticipate the suitable property to be located within a 5 minute drive of the A45 / A46 on the south side of Coventry - the Ryton / Coventry Airport area would be ideal - but premises along the A45 / A46 to the west will also be considered. If you have a property that you consider would be suitable please email full details to reception@centre-p.co.uk

A45

**PROPERTIES WANTED
FOR RETAINED CLIENTS.**

A46

<http://www.centre-p.co.uk/PropertyRequirementList.htm>

- 1,200 sq ft - 1,600 sq ft
- Roller shutter door
- 3 year lease
- Small office

COVENTRY

Bankier Sloan Chartered Surveyors

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OFFICES AVAILABLE



Detached Office, Poundon, Nr Bicester. New lease. Fantastic security. Unlimited parking. £8,500 p.a.

<http://www.centre-p.co.uk/PoundonNOV2012.pdf>



Centrepoint, Deddington OX15 0SG: Please come and join us in these excellent serviced offices we have managed on behalf of the owners for over twenty years. See <http://www.centre-p.co.uk/CentrepointNOV2012.pdf>



TO LET: Wardington. 3,600 sq ft Workshop with Good Outside Storage. New Lease. £11,000 p.a. 1,800 sq ft Workshop pre-let.

<http://www.centre-p.co.uk/WardingtonSEPT2012.pdf>



FOR SALE: FREEHOLD: Cumberford Hill, Bloxham OX15 4HL.
783 sq ft & 351 sq ft workshops plus 405 sq ft adjacent store. £275,000.
<http://www.centre-p.co.uk/BloxhamNOV2012.pdf>

I would be pleased to learn from any fellow agents or occupiers who have recent evidence of lease renewals / rent reviews in the centre of Abingdon, as I have a retail client facing a lease renewal early in 2013. Please telephone Ian Sloan on 01869 338866 or email reception@centre-p.co.uk

Many tenants of commercial premises may be interested in reading a recently published RICS guidance note on Lease End Dilapidations. See <http://www.rics.org/Global/DILAPS%20-%20Lease-end%20dilapidations%20in%20commercial%20property%20-%20November%202012.pdf>



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>



<http://www.centre-p.co.uk/ShutfordOCT2012.pdf>
TO LET: 2,400 sq ft & 860 sq ft
Workshops with Offices, Shutford, Nr.
Banbury OX15 6PH. Separate leases.
£12,500 per annum & £90 per week.



Established Garage and Motor Sale
Retail Site: Central Banbury. New
lease. Only £130 per week.
<http://www.centre-p.co.uk/WorkshopJAN2013.pdf>



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: 1,200 sq ft Workshop,
near Banbury.
<http://www.centre-p.co.uk/Lodge%20Farm,%20Wigginton.pdf>



Excellent 750 sq ft Workshop unit.
Prime location on Thorpe Way
Industrial Estate, Banbury.
<http://www.centre-p.co.uk/Unit%2015.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>

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