

OUTLOOK July 2013

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

Published by **BANKIER SLOAN CHARTERED SURVEYORS.**

This month sees the publication of our updated ABC Guide to the Industrial Estates of Banbury, a document we have been publishing annually since 1985. Please see <http://www.centre-p.co.uk/ABC%20GuideJULY2013.pdf>. We also have some excellent new instructions, including the marketing of 1.04 acres of yard (with three good quality workshops) on Thorpe Way Industrial Estate, currently occupied by Northgate Vehicle Hire. Last week we completed on the sale of Canalside, Banbury on behalf of the Canal and Riverside Trust. We have also been retained to offer for sale, as an investment, the existing freehold of a 11,420 sq ft detached industrial property on Beaumont Close, Banbury. For full details of any of these properties please call 07831 338111 or email reception@centre-p.co.uk

Are you interested in selling some land, possibly with industrial or agricultural units adjacent to a main road, within the Cotswolds? We are fully retained by clients. Please email reception@centre-p.co.uk

TO LET: STORAGE / VEHICLE YARD(S)
Thorpe Way Industrial Estate, Banbury OX16 4TA
Site area : 1.041 acres / 4,215 sq metres

<http://www.centre-p.co.uk/ThorpeWayJUNE2013.pdf>



Planning: As many readers may know there was a change in the planning at the beginning of June allowing a more flexible approach in respect of various uses particularly relating to offices and agricultural premises and I have pleasure in setting out below two links that readers may find helpful. One is from Preston Council. I give this to you so that I am not favouring one of the planning departments in the areas that we cover who I am sure have all produced similar helpful web pages.

See <http://www.preston.gov.uk/yourservices/planning/planning-applications/apply-for-planning-permission/new-permitted-development-rights/> and http://www.legislation.gov.uk/uksi/2013/1101/pdfs/uksi_20131101_en.pdf

TO LET: 1,600 sq ft Retail Premises,
Calthorpe Street, Banbury.
Rents between £10,000 to £25,000 p.a.

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



TO LET, Rugby: 2 small adjacent workshops.
Inexpensive. Ideal for storage or vehicles. For full details please email reception@centre-p.co.uk



FOR SALE: North Cotswolds.
Two stunning offices / workshops.
Need completing. Freehold £425,000.

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



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01869 338866 or 07831 338111

Residential development site: We received instructions last Friday (28th June) from an established client to market what we believe will be one of the most sought after residential development sites to come on the market in 2013, suitable for two or three houses. This plot of land is situated in the centre of a very attractive North Oxfordshire village. We will spend this week putting together basic details for those who might be interested. My clients appreciate that this will need to be sold subject to planning. Please email reception@centre-p.co.uk for full details.

Bicester Rent Review: I remain keen to hear from any agents or owners of premises in or around the Market Square, Bicester who have had a lease renewal or rent review in the last year. Please call Ian Sloan on 01869 338866.



In High Street, Deddington we are marketing, at a rent of £8,000 per annum, this newly built two storey office. Approx 267 sq ft on the ground floor, plus 100 sq ft above, situated on the main road between Banbury and Oxford, this accommodation would be ideal for a variety of businesses. Please see <http://www.centre-p.co.uk/DeddingtonHighStreet.pdf>.



Take-away, subject to planning, Middleton Cheney: Located between a Chinese take-away and a tea-room / restaurant we have decided on behalf of our clients to submit a planning application for a take-away use. We do not wish to see an occupier who will compete with either of the neighbours so therefore anticipate it being used as either an Indian or kebab take-away. For full details please see <http://www.centre-p.co.uk/High%20Street,%20Middleton%20CheneyFEB2013.pdf>

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For Sale: Investment Beaumont Road Industrial Estate Banbury OX16 1TG



We are pleased to have received instructions by the freeholders of this excellent detached industrial property to offer for sale the existing freehold, which is subject to a recently renewed lease. We are inviting offers in the region of £500,000.

The existing tenancy agreement is unaffected by this sale. The companies operating from this property have recently signed a new lease to remain in occupation.

Should you be interested in further information or viewing please contact Ian Sloan at Bankier Sloan, Chartered Surveyors, Centrepoint, Deddington, OX15 0SG.

Tel: 01869 338866. reception@centre-p.co.uk



Available late summer. Sugarswell Business Park, Shenington. Excellent first floor office accommodation. 1,250 sq ft. Free parking. Beautiful rural setting. New lease. For details please contact Ian Sloan at reception@centre-p.co.uk or telephone 07831 338111.