

OUTLOOK June 2014

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 are continuing to feel positive. Whilst demand for town centre retail and office accommodation is very limited, industrial accommodation in almost all locations is proving attractive, with rents moving upwards as it becomes obvious that there will soon be a shortage of industrial units under 10,000 sq ft. It is anticipated that local planning authorities will soon indicate their willingness to see the expansion of industrial sites across the region, be these in major towns or in rural locations. Until this is put into practise and owners have time to develop premises, the requirements for this type of accommodation will see demand outstrip supply.

Former Builders Yard, Shenington: We now have instructions to market this potential residential site, with an asking price in the region of £450,000. Details can be obtained by clicking http://www.centre-p.co.uk/Shenington_Residential_Site.pdf



BANKIER SLOAN

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NEWS : NEWS : NEWS : NEWS 30th May 2014

On the day we publish this newsletter we are pleased to announce the sale of a property we have been marketing for over a year at Nethercote, within a mile of Junction 11 of the M40. <http://www.centre-p.co.uk/Nethercote.pdf>



WANTED - Factory Unit, Banbury. 10,000 sq ft up to 16,000 sq ft, preferably on one of Banbury's major industrial estates: BANKIER SLOAN have been retained to act for a long established local company who are seeking to expand their business and anticipate spending between £650,000 and £1,000,000 on a suitable property. We would be pleased to receive details either from retained agents or owner occupiers. Our clients are prepared to wait up to twelve months for occupation if this should assist. BANKIER SLOAN do not require a fee in connection with this matter as they are fully retained to acquire this property by their clients. Details should be sent to reception@centre-p.co.uk or you are welcome to telephone Ian Sloan on 01869 338866 / 07831 338111.

Interesting fact: It is anticipated that 85,000 NEW jobs will be created in Oxfordshire by 2030 !

TO LET: Open Storage / Haulage Yard, Aynho, Banbury. Yards from £6,000 per annum up to £25,000 per annum. All proposals considered.

<http://www.centre-p.co.uk/AyhnoJAN2014.pdf>



Rents from £120 per week



Thorpe View, Banbury: We were pleased to instruct solicitors in early May in connection with the prospective letting of approximately 5,500 sq ft of refurbished warehouse accommodation of Thorpe Way, Banbury. We anticipate completion of this transaction will take place in the next fortnight, after my clients have completed the fitting of a new roof. We have one further unit of a similar size still available.
<http://www.centre-p.co.uk/ThorpeViewOCT13.pdf>



Gutters: Long standing clients of BANKIER SLOAN have in the last month refurbished a 1,500 sq ft workshop on Thorpe Way, Banbury, replacing all the skylights. The tenants have already benefited dramatically. We would encourage all landlords to consider investing in the repair of their buildings, particularly in respect of roofs and gutters as these often deteriorate over time. Unless these are maintained on a regular basis they can cause serious problems during periods of heavy rain. Gutters on factory units should be cleared at least twice a year. The relatively small amount of investment involved easily outweighs the potential insurance claim and the associated hassle !



Beaumont Road, Banbury: Those who travel along Beaumont Road will have noticed a huge banner on the former Potter & Soar building announcing the arrival of Chipping Norton Glass. BANKIER SLOAN advised on the purchase of this property from the receivers and have in recent months advised the new owners on the letting.

Fairport tickets: I promised my clients, who organise the annual Cropredy Festival, that I would remind readers that now is the time to book your tickets for this incredible annual event. To book now please see <http://www.fairportconvention.com/>

WARNING - Chartered Surveyors: All professionals may be interested in the following case which was heard by the RICS Disciplinary Panel in early May. We suggest if you promise reports in a given time then do read this case with care and take note of the outcome! See: <http://www.rics.org/us/regulation/disciplinary-procedure/panel-hearings/disciplinary-panel-hearings/mr-jeremy-thomas--rees-thomas-7-may-2014/>

For a full list of all our available properties please see
<http://www.centre-p.co.uk/availableproperties.htm>

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Chartered Surveyors
www.centre-p.co.uk

TO LET: Unit 14, Thorpe Way, Banbury



£7,500 per annum

http://www.centre-p.co.uk/Industrial_Workshop_Banbury.pdf

TO LET: Serviced Offices, Deddington



£120 per week, inclusive of heating, lighting, furniture, cleaning and business rates. Available on 6 month renewable licence. Now with Super-Fast Broadband.
<http://www.centre-p.co.uk/CentrepointJULY2013.pdf>



NEC Conference: I was pleased to attend an all day conference at the NEC in the middle of last month, along with over 200 other delegates. This updated my knowledge of Landlord and Tenant Act legislation, as well as looking at the latest legal cases on repairing covenants. I hope this will benefit my clients in the months to come.