

OUTLOOK November 2015

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 been pleased to receive some excellent instructions this month and we hope one of the premises we are promoting in this newsletter will be of interest to you or your clients.

The car sales site which we are now marketing, will we are sure, generate considerable interest as it is exceptionally rare for any agent to offer such a prominent site within Bicester, or any town in the region.

BANKIER SLOAN's relocation from Deddington to Sugarswell Business Park is on schedule and we hope to be in our new office by the end of November.

Many thanks to those who responded to my "comments" in last months OUTLOOK relating to the loss of small workshops in the area and the opening of the new retail park. It is nice to know that I am not alone in my views. The new shopping centre on the outskirts of Banbury is due to open imminently and is bound to have adverse effects on the town centre.

The planning authority will I am sure have opportunities in the coming months to re-address the situation and grant planning consents for workshops in Banbury town centre, and hopefully some rural locations, which have proved attracted over the years for local companies. The allocation of land for industrial use adjacent to the motorway (Junction 11) is excellent news and the planning authority should be congratulated, but it is inconceivable in my mind that any investors developing these sites will find it economic to construct any workshops under 10,000 sq ft and the local council must encourage small scale development at other locations.

Ian B Sloan FRICS Chartered Surveyor

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

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FOR SALE: Bicester Car Sales Site



29,500 sq ft / 0.7 acre site with planning permission for new workshops. Suitable for up to 90 vehicles. Prominently located. £800,000.

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

STOP PRESS : STOP PRESS : STOP PRESS

We have just been given notice by one of our client's tenants that they will be vacating a fenced yard at Aynho on the 1st December. We anticipate the rent being no more than £7,000 per annum. For full details please email reception@centre-p.co.uk

23.10.2015

Bicester Requirement: We are continuing to seek a manufacturing unit of 20,000 to 25,000 sq ft for retained clients, or land in the vicinity of Bicester on which to build a suitable factory premises. Please see <http://www.centre-p.co.uk/Property Requirement Bicester 2015.pdf>

Workshop Premises, Beaumont Road, Banbury:
<http://www.centre-p.co.uk/Beaumont%20RoadAPRIL15.pdf>
We have agreed lease terms and expect to complete the documentation on these premises within the next seven days. The existing tenants are planning to move out at the end of November with the new tenants moving in before Christmas.

Fireworks - Cardiff Presentation: We are pleased to be speaking in the Millennium Centre, Cardiff on the 5th November where we are giving a short presentation to Festival Congress on the subject of "Business Rates Music Festival and Event Sites."

Greatworth Park. 4 miles from M40.



TO LET: 4,685 sq ft Workshop with Offices. New Lease. £35,000 per annum. For full details please see <http://www.centre-p.co.uk/GreatworthPark.pdf>

TO LET: Small Workshops & Offices



Clifton Road, Deddington. 2,500 sq ft. £15,000 p.a.
<http://www.centre-p.co.uk/Workshop to let Oxfordshire.pdf>



Heath Farm, Swerford. 400 sq ft. £90 per week.
<http://www.centre-p.co.uk/Workshop Office to let Swerford.pdf>



Shutford. Available from 1st January 2016.
800 sq ft. £6,000 p.a. <http://www.centre-p.co.uk/ShutfordOCT15.pdf>



Deddington. 235 sq ft. £70 per week.
<http://www.centre-p.co.uk/Office Clifton Road Deddington.pdf>

Goodbye Debbie ! I wish to publically thank Debbie Coleman, who has worked with me for the last twenty six years. With the imminent closure of Centrepont, Deddington, Debbie is moving to a new job in Banbury. I am sure you will join me in wishing her well. Should you be one of the many clients who have worked with Debbie over the years you are welcome to send her your best wishes via the usual email address, or you are welcome to call in to the office on Friday 6th November, which will be Debbie's last day.

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