

# OUTLOOK October 2018

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This month we are pleased to report a number of transactions and some interesting new instructions, from both existing and new clients. These include the letting of two yards at Aynho, near Banbury, where we have also received instructions to market a third. We have seen the completion of the sale of a small investment property on Warwick Road, Banbury and have placed "under offer" a 2,000 sq ft unit on Wildmere Road, Banbury with completion expected in early November.



We are today commencing the marketing of an attractive investment in Middleton Cheney priced at £230,000. Currently occupied as a news and convenience store, with secure tenancy until 30th August 2023.



Our management team are delighted to have been instructed on a business park at Milton-under-Wychwood, this to include assisting in tenancy agreements and the marketing of vacant premises. Anyone interest in property management are invited to view our web-page at [www.centre-p.co.uk/The\\_Management\\_of\\_Premises.pdf](http://www.centre-p.co.uk/The_Management_of_Premises.pdf)



We were instructed in early September to market a rural office at Avon Dassett and within six days we had a tenant and completed the lease. By contrast, over the last twelve months we have been marketing a 1,600 sq ft retail unit in Calthorpe Street, Banbury and are pleased to report this has now been let on a new ten year lease with the tenants expecting to open in mid October. It is currently the subject of a major refurbishment.

## **TO LET: Excellent 2,520 sq ft WORKSHOP, BANBURY**

**New three or six year lease. Viewing highly recommended**

[www.centre-p.co.uk/To\\_let\\_worskhop\\_Unit15.pdf](http://www.centre-p.co.uk/To_let_worskhop_Unit15.pdf)

For further information on any premises or services provided by Bankier Sloan please do not hesitate to contact our offices on 01295 688384 or email [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk).

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[reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)



# The Planning Inspectorate

## Planning appeals: procedural guide

The responsibilities of each party and the roles they have in the planning appeal process. [www.gov.uk/government/publications/planning-appeals-procedural-guide](http://www.gov.uk/government/publications/planning-appeals-procedural-guide)



## Policy paper Oxford flood scheme Updated 26 September 2018

[www.gov.uk/government/publications/oxford-flood-scheme/oxford-flood-scheme](http://www.gov.uk/government/publications/oxford-flood-scheme/oxford-flood-scheme)

### Rural Diversification

We are hoping to receive instructions shortly to market warehouse/workshop accommodation at a site near Brackley. In the meantime please see an invitation set out below, which may be of interest to some readers. This location is an excellent example of farm diversification.

## HUNSMILL FARM WEDDING OPEN DAY

Free bubbles, canapes & discounted dates



**Saturday 13th October 2018  
11am - 3pm**

**RECENTLY CONVERTED  
18th CENTURY STONE BARN  
GUIDED TOURS AVAILABLE.**

For further information please visit  
[www.huntsmillweddings.co.uk](http://www.huntsmillweddings.co.uk)

**Huntsmill Farm Weddings,  
Shalstone, Buckinghamshire,  
MK18 5ND**



**TO LET: 750 sq ft Workshop / Office. £8,000 p.a.  
Unit 16, Thorpe Way, Banbury.  
Assignment of Existing Lease.**

[wwwcentre-p.co.uk/TO%20LET%20Unit%2016,%20Thorpe%20Way,%20Banbury.pdf](http://wwwcentre-p.co.uk/TO%20LET%20Unit%2016,%20Thorpe%20Way,%20Banbury.pdf)



**TO LET: 2,500 sq ft Workshop, Clifton Road,  
Deddington. New Lease. £15,000 p.a plus VAT.**

[wwwcentre-p.co.uk/Workshop\\_to\\_let\\_Oxfordshire.pdf](http://wwwcentre-p.co.uk/Workshop_to_let_Oxfordshire.pdf)

**BANKIER SLOAN Chartered Surveyors**

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**email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [wwwcentre-p.co.uk](http://wwwcentre-p.co.uk)**

# TO LET: Heath Farm, Swerford OX7 4BN Between Banbury & Chipping Norton



## ***PART ALREADY UNDER OFFER***

**Rural Workshop / Office. Available early 2019** Surrounded by woodland and open countryside, this accommodation would make the ideal home for a variety of businesses. The accommodation available varies in size and viewing is highly recommended. <http://wwwcentre-p.co.uk/Swerford%20JULY%202018.pdf>

**ACQUISITIONS:** Buying a property may be an individual or company's biggest ever purchase. It is essential to gain maximum value for money. A professional "search" of property available will be money and time well spent.

**SALES:** The marketing of premises is becoming ever more sophisticated. It is important that premises being sold are not only advertised to maximum effect but that individual contacts within the business community are energetically pursued.

**RENT REVIEWS/LEASE RENEWALS:** Ensuring that an individual tenant does not pay more rent than is necessary often requires the professional assistance of a Chartered Surveyor with a detailed knowledge of market conditions. When acting for a freeholder the aim must always be to maximise the return on any investment, whilst at the same time ensuring the tenant is not driven out of business. A vacant unit is a bad investment!

**LETTINGS:** Leases can vary dramatically. Landlords and tenants frequently enter into leases, which will affect their business for many years to come, possibly until they retire ... and even beyond! Bankier Sloan can assist as the lease is being prepared, once signed it's too late!



## **Lower Cherwell Street, Banbury**

We have been instructed by the owners of this workshop and yard, situated close to Banbury Town Centre, to offer the accommodation on a new three year lease at an initial rent of £8,500 per annum. The workshop, which measures approximately 420 sq ft, is complete with kitchen and w.c. facilities and has an adjoining yard measuring approximately 600 sq ft. We are also able to offer the ground and first floor of the adjoining premises which consist of a workshop and living accommodation. This is available at a rent of £1,000 per month. For further details please see [wwwcentre-p.co.uk/Lower%20Cherwell%20Street%20AUGUST%202017.pdf](http://wwwcentre-p.co.uk/Lower%20Cherwell%20Street%20AUGUST%202017.pdf)

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**TO LET: Open Storage/Haulage Yard  
Aynho, Nr Banbury, Oxon**



Includes caravan & office with kitchenette. New Lease. £180 per week.  
[http://wwwcentre-p.co.uk/Yard\\_to\\_let\\_Banbury\\_Aynho.pdf](http://wwwcentre-p.co.uk/Yard_to_let_Banbury_Aynho.pdf)



**TO LET: Small Self Contained Office:  
Hook Norton. New 3 Year Lease. £80 per week.**

[http://wwwcentre-p.co.uk/Office\\_Studio\\_to\\_let\\_Hook%20Norton.pdf](http://wwwcentre-p.co.uk/Office_Studio_to_let_Hook%20Norton.pdf)



**TO LET: 550 sq ft First Floor Office, Sugarwell Business Park,  
Shenington, Banbury OX15 6HW. £8,000 per annum.**

[http://wwwcentre-p.co.uk/Office\\_to\\_let\\_Sugarwell\\_Banbury.pdf](http://wwwcentre-p.co.uk/Office_to_let_Sugarwell_Banbury.pdf)

Ian Sloan FRICS was pleased to accept an invitation to lunch received from John Hughes FRICS this year's President of The Royal Institution of Chartered Surveyors, whilst he was visiting Oxfordshire last month.



**Potential Retail Development, Banbury**

Bankier Sloan have been instructed to act on behalf of retained clients to assist in securing potential occupier(s) for a new out-of-town retail scheme. We are open to discussions to meet potential client's requirements. Interest parties are asked to contact Ian Sloan at [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk) / 01295 688384 for further information about this exciting new development.

**Stock of Commercial Premises**

We were interested to read Government statistics earlier this week showing that in the area covered by Cotswold District Council in 2018 there were 4,750 properties with a total rateable value of £89,134,000, compared with 2016 figures of 4,500 properties and a total rateable value of £76,798,000.

In the area covered by Cherwell District Council the equivalent 2018 figures were 4,830 properties with total rateable values of £226,315,000, and in 2016 there were 4,700 properties with a rateable value of £175,023,000.

This reflects the considerable development of new premises, and the growth in the value of commercial premises in the Cherwell area, even in these two years. Both sets of figures reflect, of course, the re-valuation that took place in April 2017.

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