

# OUTLOOK November 2017

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.

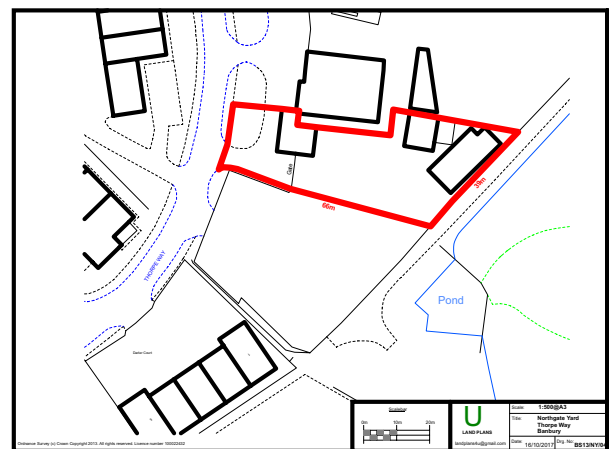
Acquisitions: Sales: Lettings: Lease Renewals : Rent Reviews : Planning : Rating: Management



On the 15th November Bankier Sloan celebrates 33 years in business, dealing exclusively in commercial property matters in North Oxfordshire, the Cotswolds and surrounding areas. We continue to be grateful to our many established clients for their support and instructions, and to new clients who usually reach us having seen our details on the internet or by

recommendation. An illustration of the variety of instructions we receive is shown, in some of the jobs given to us in the last 30 days. These include the following. Advising a long established client in Slough on a dispute over access rights on an industrial estate; the marketing of a 2,000 sq ft workshop in Moreton-in-Marsh; helping the freeholder on a series of rent reviews and lease renewals on a parade of shops in Banbury; assisting clients on the removal of two industrial tenants who have stayed in occupation after their leases had ended; advising on the potential of a small redevelopment site; submitting a planning application for a window replacement in Market Place, Banbury (a listed building). Not forgetting a potential instruction to let five advertising boardings! The above are just a few examples.

## TO LET: WORKSHOPS OFFICE & FENCED YARD Thorpe Way, Banbury



## New Lease

Rent: £35,000 p.a.



**TO LET: 2,810 sq ft Workshop, Wedgewood Road, Bicester.**  
Rent £20,000. New Lease.

<http://www.centre-p.co.uk/Wedgewood%20Road,%20Bicester%20April%202017.pdf>



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## TO LET: Excellent Office Sugarswell Business Park, Shenington



**New 3 or 6 year lease  
Rent: £12,000 p.a.**



Sugarswell Business Park provides high quality commercial premises for diverse businesses in a fantastic central location close to the M40. Sugarswell's long-established reputation for providing the best commercial environment sets this self-contained thriving business community apart from any other. For further details please see [http://www.centre-p.co.uk/Sugarswell\\_Business\\_Park\\_Summer2017.pdf](http://www.centre-p.co.uk/Sugarswell_Business_Park_Summer2017.pdf)



## TO LET: Retail Shop / Professional Office, Deddington. Excellent Village Location. New Lease. £8,000 per annum.

<http://www.centre-p.co.uk/Hudson%20Street,%20Deddington%20AUG%202017.pdf>



**RURAL WAREHOUSE REQUIRED:** We have instructions to acquire a warehouse of 10,000 -12,000 sq ft, somewhere within an area bounded by the Fosseyway between Moreton-in-Marsh and Tredington, across to Tysoe, then south to say Hook Norton and back to Moreton-in-Marsh via Chipping Norton. All proposals will be considered, freehold or leasehold. Please e-mail [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk)

**Government Publications + others / CPD Reading!** We know many professionals read OUTLOOK, and some even include reading our monthly newsletter as part of their "Informal Learning". With this in mind we are setting out below a number of links which such readers, and many others, may find interesting.

### Rural Rates Relief statement for 2018 / 2019 financial year:

[https://www.gov.uk/government/publications/62017-rural-rate-relief-and-business-rates-relief-schemes;](https://www.gov.uk/government/publications/62017-rural-rate-relief-and-business-rates-relief-schemes)

### Up-dated information on 2017 BUDGET : Business Rates Relief

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/655722/List\\_of\\_authorities\\_updated\\_301017.pdf;](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/655722/List_of_authorities_updated_301017.pdf)

### Planning Appeals ; How to complete your planning appeal form:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/644122/eHow\\_To\\_-\\_Planning\\_version\\_11.pdf;](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/644122/eHow_To_-_Planning_version_11.pdf)

### Community Infrastructure Levy appeal decision: retrospective planning application

[https://www.gov.uk/government/publications/community-infrastructure-levy-appeal-decision-retrospective-planning-application;](https://www.gov.uk/government/publications/community-infrastructure-levy-appeal-decision-retrospective-planning-application)

### Small Business Rates Relief Scheme (post 1st October 2017) :

[http://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2.pdf)



## TO LET: Wildmere Road Industrial Estate, Banbury OX16 3TL. Workshop / Storage / Offices. New Lease. £22,000 plus VAT p.a.

[http://www.centre-p.co.uk/Unit\\_to\\_let\\_Wildmere\\_Banbury.pdf](http://www.centre-p.co.uk/Unit_to_let_Wildmere_Banbury.pdf)



**FREEHOLD FOR SALE: 700 sq ft Ground Floor Office/Shop.**  
**36 Timms Road, Banbury OX16 9ND. £96,000.**

[http://www.centre-p.co.uk/Office\\_for\\_sale\\_Timms\\_Road\\_Banbury.pdf](http://www.centre-p.co.uk/Office_for_sale_Timms_Road_Banbury.pdf)

**RESTAURANT PREMISES, Calthorpe Street, Banbury:** We have been instructed to offer this property, which has for the last year been operating as Puddinghams Restaurant / Dessert Parlour. Located close to Banbury High Street, the property is being offered on a new lease at an initial rent of £20,000 per annum plus VAT. These premises have previously been used for retail purposes and can be used again for this use without the need for planning permission. A copy of the planning consent for Change of Use from A1 to A3 (Restaurant) can be found at <http://npa.cherwell.gov.uk/AnitePublicDocs/08699127.pdf> We believe this will be of interest to a variety of potential occupiers who will appreciate the quality and size of this excellent lock-up unit. The previous occupiers have fitted-out the property for use as a restaurant, including upgrading the electrics and wash-room facilities. The property also benefits from large display windows. For full details of this prominent town centre property please see <http://www.centre-p.co.uk/Calthorpe%20Street,%20Banbury%20AUG%202017.pdf>



**TO LET: 28 Lower Cherwell Street, Banbury. Workshop/Office with Living Accomodation. New Lease. £1,000 per month.**

<http://www.centre-p.co.uk/Lower%20Cherwell%20Street%20AUGUST%202017.pdf>

**TO LET: 2,150 sq ft**  
**Unit 12, Fosseway Business Park**  
**Moreton-in-Marsh**



**Workshop/Showroom**  
**with Offices & additional**  
**200 sq ft First Floor Storage**



**New 3 or 6 year lease**  
**Rent: £16,000 p.a**



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