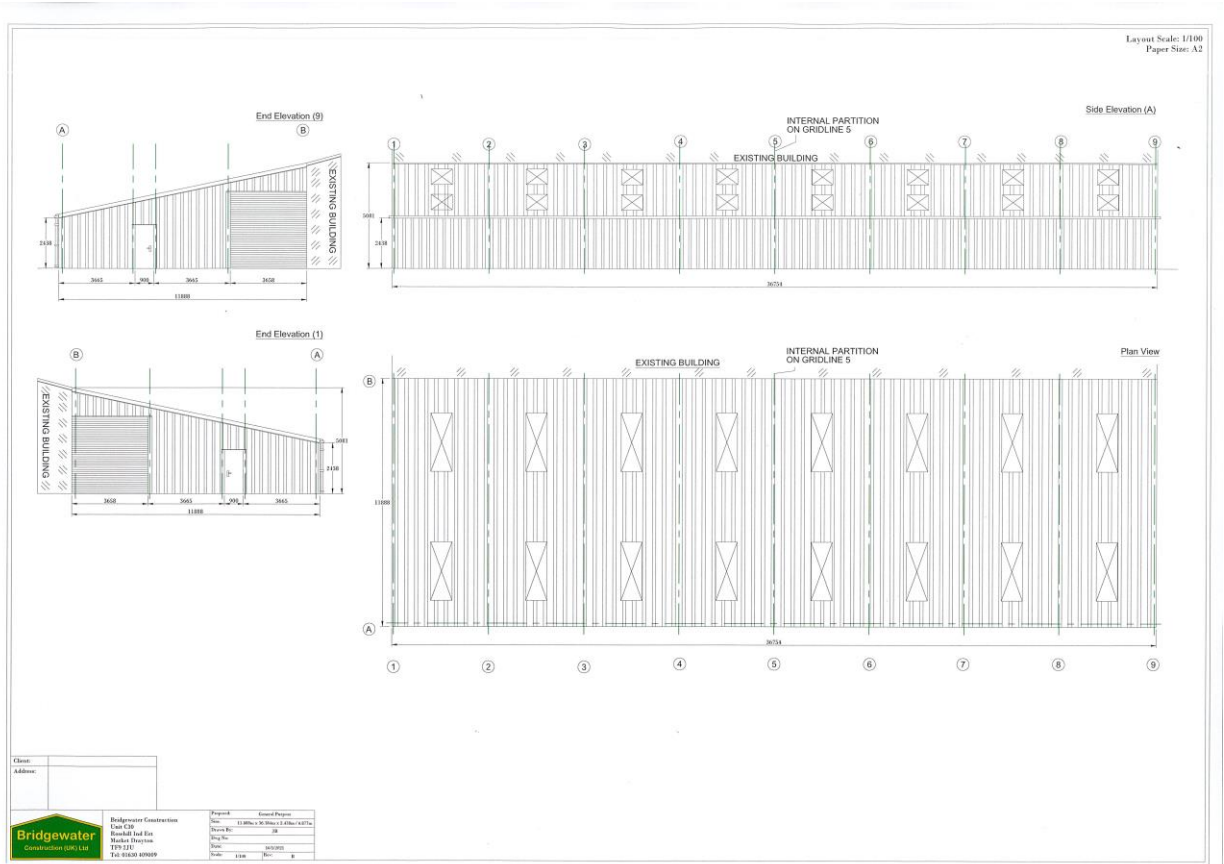


FOR PRE-LET pending conversion to one large or two smaller commercial premises
A former cattle byre at Nevilles Farm, Grove, nr. Wantage, southern Oxfordshire.



General description

An opportunity to rent brand new, "Class R"/flexible use commercial premises either as 1 x large, double-ended unit of approximately 4,700sq.ft., or as 2 x single-ended units of approx. 2,350sq.ft. each by conversion of a former cattle byre. VWHDC planning ref. P21/Vo611/N4C.

Location

OX12 7QG. Nevilles Farm, Grove Park Drive, Grove, nr. Wantage in southern Oxfordshire. Approximately 4 miles due west of the A34 Milton interchange near Didcot and 10 miles southwest of Oxford. The building is almost immediately off Grove Park Drive, on the south side of the road, approx. 0.9 of a mile southeast of the A338/Williams F1 junction.

Scale

Projected overall footprint to be 36.75m x 11.89m/120' x 39' (436.96sq.m./4,703sq.ft.), mono pitch roof height to be approx. 4.3m/14' reducing to 2.3m/6'6", vehicle openings 3.66m/12' wide.

Permitted uses

Class R of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows for a variety of commercial uses under Use Classes B8 Storage or distribution, C1 Hotels* and E Commercial, business and service. *Use Class C1 is not considered realistic though in view of the immediate agricultural environment.

Price guides and terms

Rental/leasehold only at £38,000pa exclusive for the whole or £20,000pa per separate unit, under a full repairing and insuring lease of negotiable term.

An "agreement for lease" will need to be entered into between the parties, whereafter the landlord will commence the conversion works. There will therefore be a delay until the premises can be handed over. Each party to cover their own costs in this respect.

A commercial tenancy application and references will be required first, at a processing fee of £120.00 incl. vat

Business Rates

Rateable Value (April 2017) £TBA after assessment by VWHDC post-conversion. The building is presently exempt from business rates having agricultural status.

VAT

We understand VAT will be payable in addition.

Utility services

Mains water, electricity and drainage will be connected. Telephone/broadband services to be by the tenant's own subscription.

EPC rating

To be assessed post-conversion. In accordance with the MEES Regulations the minimum rating of E/125 will be achieved

Local planning and rating authority

Vale of White Horse District Council

135 Eastern Avenue, Milton Park, Milton, Abingdon OX14 4SB

Tel: 01235 422422

Viewing

The building forms part of a working agricultural complex so viewings are by prior appointment with the sole letting agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk

33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

www.greenand.co.uk

GREEN & CO

Buyers must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER RIGHTS ACT 2015

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.