

TO LET Town centre, general use commercial premises 16 Mill Street, Wantage in southern Oxfordshire



General description

Split-level, Use Class E* premises with a gross internal area totalling approximately 74.7sq.m/804sq.ft, situated in the upper part of busy Mill Street in central Wantage. *= Commercial, Business and Service uses (including café and restaurant use but not hot food takeaway or as a drinking establishment which require specific planning consent).

Location

The historic market town of Wantage which, along with nearby Grove, is experiencing a rapidly growing population set to continue for several years yet located in affluent southern Oxfordshire at the junction of the A338 and A417, approx. 6 miles west of the A34 Milton Interchange and 15 miles southwest of Oxford. The premises are on the north/Kings Park shopping centre side of Mill Street (A417) in central Wantage and within relatively short walking distance of car parks.

Sat Nav: OX12 9AQ

Accommodation (all dimensions approximate)

Lower/front sales area – 5.82m x 5.29m/19'10" x 17'4" (31.16sq.m/335sq.ft) with fully glazed frontage to Mill Street. Steps lead up to a small landing area and then further steps lead up to the...

Rear sales area – Comprising an irregularly shaped open plan area with an irregularly shaped office/staff room. The gross area is 8.92m x 4.14m/29'3" x 13'6" overall (36.93/397sq.ft), twin doors then lead to a shared rear hallway which has disabled width access to the rear from Mill Street, further twin doors then lead to a dedicated WC.

Other features

Gas fired/radiator central heating.

Rent guide and terms

£1,250.00pcm/£15,000.00pa exclusive of any other tenant's outgoings, under an effectively full repairing and insuring lease of negotiable length. We understand that VAT is not payable in addition.

A commercial tenancy application is required along with satisfactory references or provision of trading accounts at a processing fee of £120.00 incl. vat.

Business Rates

Rateable Value (April 2023) £6,300. The Small Business Multiplier for 2023/24 is x 0.499 (= £3,143.70). As the RV is below £12,000 Small Business Rate Relief should be available reducing the amount payable to £Nil. Please contact VWHDC directly for details.

Utility services

Mains water, electricity and drainage are connected to the premises. Mains gas is connected to the building (which comprises 16 & 16a Mill St plus a flat over both, accessed from the rear via a shared hallway). The central heating is provided by a single boiler serving all three parts of the building. Telephone/broadband services to be by the tenant's own subscription.

EPC rating

C/63. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, Oxon OX14 3SE

Tel: 01235 422422

Viewing

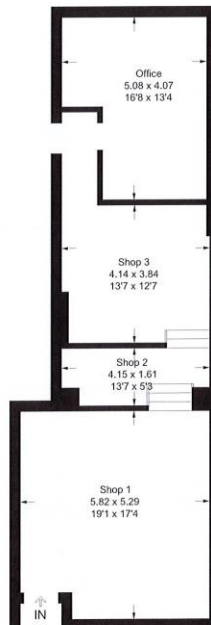
By prior appointment with the sole letting agent Green & Co, Wantage, Monday to Friday, 9am to 6pm. Tel. 01235 763651 ref. RH or e-mail robin.heath@greenand.co.uk directly

Agent's note

The premises form part of a Grade 2 Listed Building located within the Conservation Area.

16 Mill Street

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. floorplansUsketch.com © (ID970692)

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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

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