

TO LET Flexible Use Class E* premises At 20, Newbury Street, Wantage in southern Oxfordshire.



General description

Purpose built, ground floor only, lock-up commercial premises probably most suitable for retailing and professional services (*Commercial, Business and Service) with the distinct benefit of rear access and a parking space.

Location

The ever-growing historic market town of Wantage, along with nearby Grove, is located in affluent southern Oxfordshire at the junction of the A338 and A417, approximately 6 miles west of the A34/Milton Interchange near Didcot and 15 miles southwest of Oxford.

The premises are on the west side of busy Newbury Street (A338) next to Ridgeway Cycles, which is the sole route into and out of the town centre on the south side. Post code OX12 8DA.

Accommodation (all dimensions approximate)

Forward sales area 7.15m x 3.58m (25.60sq.m/275sq.ft), door off to the rear hallway leading to a.. Stockroom/treatment room/office – 2.92m x 2.42m (7.07sq/.m/76sq.ft) and the... WC with hand basin, and...

The rear entrance door.

Total usable area 32.67sq.m/351sq.ft.

Rent guide and terms

£10,000.00pa exclusive of any other tenant's outgoings, under an effectively full repairing and insuring lease of negotiable term.

Business Rates

Rateable Value (April 2023) £3,950. Small Business Rate Multiplier for 2023/24 is x 0.499 (= £1,971.05 payable) but, as the RV is below £12,000 there should be £Nil rates payable by claiming Small Business Rate Relief. Please contact VWHDC business rates dept. directly for confirmation.

VAT

We understand that VAT is not payable in addition to the rent.

Landlord's Service Charge

We understand there is a liability to pay a reasonable proportion of the Landlord's annual expenditure on maintenance of the common parts and buildings insurance policy of Wilson Spackman Court.

References

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

Utility services

Mains water, electricity and drainage are connected. Telephone/broadband and trade waste disposal by tenant's own subscriptions.

EPC rating

E/103. Full details available on request.

Availability

Immediately on completion of formalities.

Local planning and rating authority

Vale of White Horse District Council - Abbey House, Abbey Close, Abingdon OX14 4SE

Tel: 01235 422422

Viewing

By prior appointment with the sole letting agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday only. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk

Agent's notes

The premises sit below residential apartments and are located within the town centre's designated Conservation Area.



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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.

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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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