

TO LET A kiosk style shop within Arbery Arcade, off Market Place, Wantage in southern Oxfordshire



General description

Arbery Arcade is a compact community of mixed arts, crafts and collectables retailers - but you can also get a haircut, health foods and your joints re-aligned - operating out of similarly sized "kiosk" type premises, located just off Market Place in Wantage town centre.

The Arcade is also accessible from Church Street to the south, where there is a pay and display (first hour free) public car park, and is frequently used as a pedestrian route to the town centre retail area.

Current availability (All dimensions approximate)

Unit 8 (slightly irregular shape) – 4.66m x 3.81m, meaning a net internal area of 17.75sq.m or 119sq.ft, presented in good decorative order and ready to move into.

Rent

£500.00 per calendar month (£6,000.00pa) inclusive of a contribution to upkeep of the common parts, mains water and buildings insurance. Rent for shorter term lets is payable monthly in advance and quarterly in advance for longer term leases, from the term commencement date.

A Rent Deposit is payable in advance = to 1 month's rent for short term lets or 3 months' rent for longer term leases, which is held by the landlord and refundable in full after vacating the premises, but subject to no rent arrears or damage to the premises or common parts of the Arcade due to the tenant's use.

VAT

We are informed that VAT is payable in addition.

Utility and other services

Electricity is from a metered supply.

A waste disposal service is not provided.

Connections and subscriptions to phone and broadband services are the tenant's responsibility.

Permitted use

Use Class E Commercial, Business and Service technically, but most practically for retailing or providing a commercial service. A bit small for a café/restaurant, gym or a nursery.

Letting terms

Letting agreements can be on either of two initial basis: A short term let of 1, 2 or 3 years or; a longer term lease of 4 years and over. All lets are subject to a commercial tenancy application and receipt of satisfactory references, at an administrative cost of £60.00 incl. vat.

Business Rates

The Rateable Value (April 2023) is £2,600. Rates payable - the Small Business Rate multiplier for RVs below £51,000 for 2023/24 is $\times 0.499 = £1,147.70$ payable but, as the RV is below £12,000 additional Small Business Rate Relief should be claimable from Vale of White Horse District Council reducing the amount payable to £Nil. Please contact VWHDC directly on 0845 300 2839 for confirmation.

Energy Performance Certificate

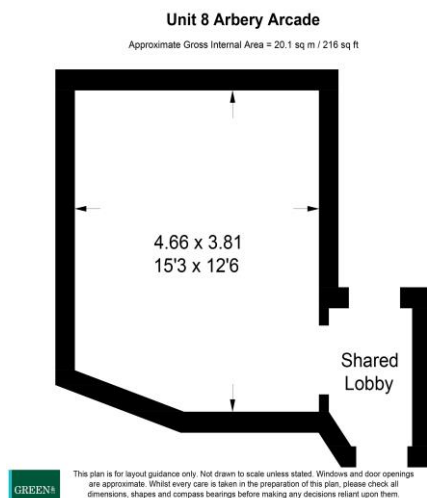
Energy Rating – C. Full details available on request.

Viewing

By prior appointment with the sole letting agents Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. RH or email: robin.heath@greenand.co.uk

Finding the Arcade

By car - take your pick of OX12 8AB (Market Place entrance – 30 minutes free parking subject to space availability) or OX12 8BL (Church Street entrance– use the Civic car park opposite). Then, from Market Place look for Costa Coffee, immediately to the right is a passageway headed "Arbery Arcade" and towards the end Unit 8 will reveal itself on the rhs. From Church Street the arcade is clearly signed.



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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

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