

TO LET General purpose, town centre business premises at 8, Newbury St, Wantage in southern Oxfordshire.



General description

Mainly ground floor but with a first floor room and wc over, Use Class E: Commercial, Business and Service premises pre-permitted for a variety of uses but also carrying Listed Building consent* for (incomplete) "Change of use of the property [to a Restaurant/Café], fixing ventilation grille, internal alterations to replace decoration and provide seating and bar/kitchen facilities", dated July 2023.

Location

The historic market town of Wantage in affluent southern Oxfordshire which, along with Nearby Grove is rapidly growing in population set to continue for several years yet. The town lies approximately 15 miles southwest of Oxford and approx. 6 miles west of the A34 "Milton interchange" near Didcot at the junction of the A338 and A417.

The premises are located on the west side of busy Newbury Street, which is the sole route in/out of the town centre from the south, adjacent to the junction with Church Street and only a short walk from the public car park off Church St.

The accommodation

Open plan on both floors but of slightly irregular shape on the ground floor (please refer to the floorplan overleaf and for approximate dimensions). The overall internal floor area is approx. 745sq.ft/69.2sq.m.

Price guide and terms

Rental/leasehold only at £750.00pcm/£9,000.00pa exclusive of any other tenant's outgoings, under a full repairing and insuring lease of negotiable term. In view of the "shell and core" presentation of the property a reduced rent for an initial period, dependent on the length of term and break options required, can be agreed. A contribution towards the landlord's buildings insurance policy is also required.

References

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

Business Rates

Rateable Value - £4,550 (April 2023). The Small Business Multiplier for 2023/24 is x 0.499 (= £2,270.45

payable) but, as the rateable value is below £12,000 there should be £Nil rates payable by claiming Small Business Rate Relief. Please contact VWHDC directly for confirmation (contact details below).

VAT

We understand that VAT is not payable in addition.

Utility services

Mains water, electricity and drainage are connected. Telephone/broadband by tenant's subscription.

EPC rating

E/120. Full details available on request

Local planning and rating authority

Vale of White Horse District Council

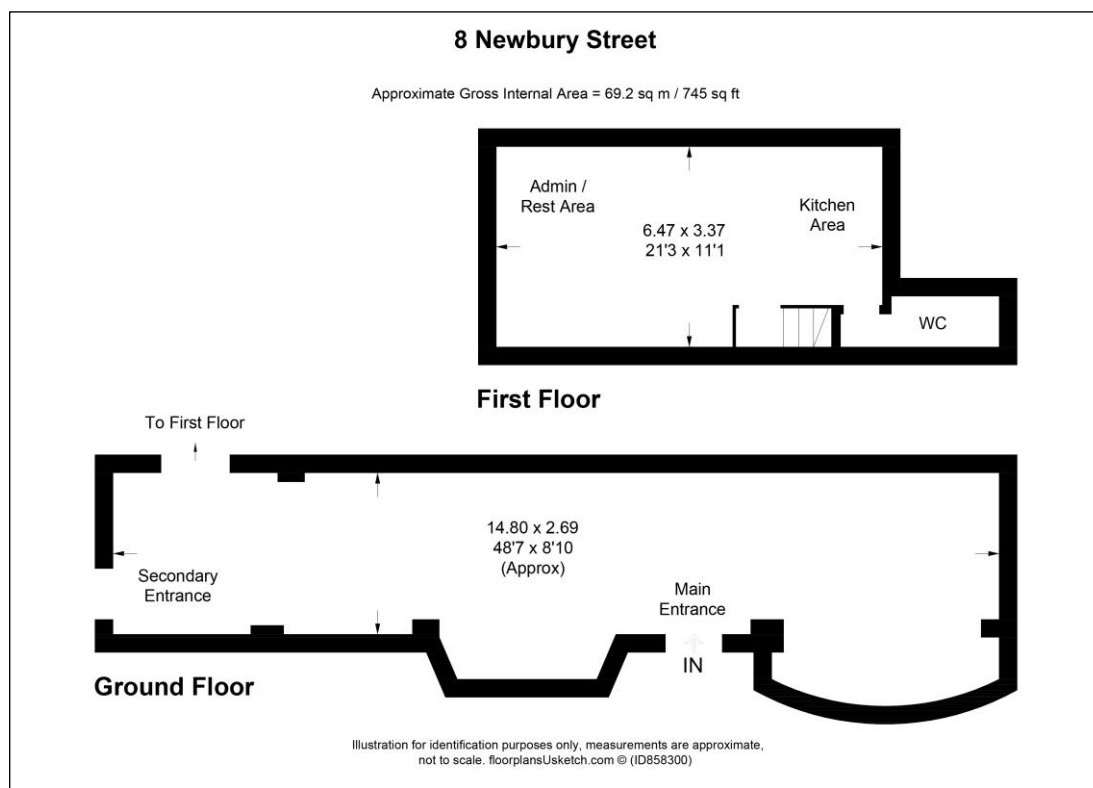
Abbey House, Abbey Close, Abingdon, Oxon. Tel: 01235 422422

Viewing

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

*Agent's note regards planning consent & works done

1. VWHDC planning reference is P23/V1173/LB, consent was dated 12th July 2023.
2. Proposed works were started in 2023 but not completed. Basically amount to the initial strip out and re-lining of the ground floor walls.
3. Commercial uses permitted under Use Class E are unaffected by this planning consent.



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

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