

TO LET Former school premises, THE OLD SCHOOL, SCHOOL RD, ARDINGTON, WANTAGE, OXON



GENERAL DESCRIPTION

Detached, former school premises with on-site parking and outbuildings available now.

LOCATION

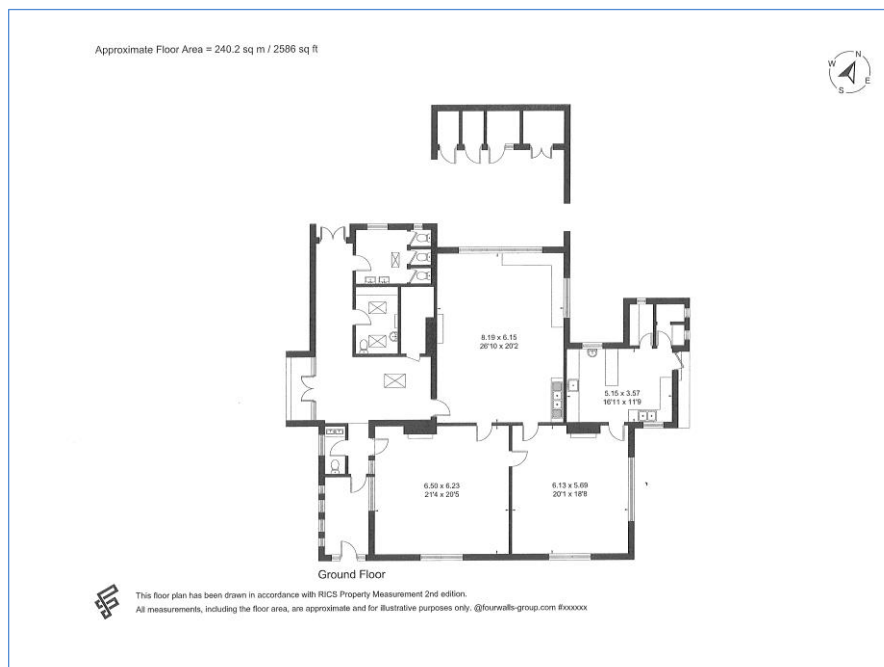
The highly regarded village of Ardington lies approximately 2 miles east of rapidly growing Wantage and to the south of the A417 looking towards the North Wessex Downs Area of Outstanding Natural Beauty. The A34 Milton interchange near Didcot and the Harwell science area are approx. 4.5 miles to the east, Oxford is approx. 15 miles to the northeast. The village has its own business community including the Grocer Chef tea room and store, the Ardington Bakery and the Boar's Head pub.

The old school is on the north side of School Road and is most easily found via the East Lockinge turn off the A417 which is directly opposite the turning for Grove Park Drive/Lains Barn.

FEATURES & ACCOMMODATION

Please refer to the floorplan below.

Gross floor area approx. 2,586sq.ft. Comprising an entrance lobby and hall with separate genre WCs and a walk-in store room off, a further WC and a small office, then 3 activity rooms (2 of which can be combined) and a kitchen with pantries off plus, a small range of outbuildings, outdoor activity space and private parking for several vehicles (EV charging point installed).



PERMITTED USE

Use Class F1: Learning and Non-residential Institutions, or any other respectful use the landlord and planning consent will permit.

GUIDE RENT & GUIDE TERMS

£2,400pcm/£28,800pa exclusive of any other tenant's outgoings, under a full repairing and insuring lease. Preferred minimum lease term before a break is 3 years but negotiable.

A commercial tenancy application is required along with satisfactory references or 3 years' profit and loss accounts, at a processing fee of £120.00 incl. vat.

BUSINESS RATES

Rateable Value (April 2023) £17,000. Small Business Rate Multiplier for 2024/25 is x 0.499 = £8,483 payable. Please contact VWHDC directly for confirmation.

VAT

We understand that VAT is not payable in addition.

UTILITY SERVICES

Mains electricity and drainage are connected. We understand the water in is drawn from the Lockinge Estate's private water supply. Telephone/broadband by subscription.

EPC RATING

E/116. Full details are available on request.

LOCAL PLANNING & RATING AUTHORITY

Vale of White Horse District Council

Abbey House, Abbey Close, Abingdon OX14 3JN Tel: 01235 422422

VIEWING

By prior appointment with the sole letting agent, 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



33 Market Place, Wantage, Oxon OX12 8AL

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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.

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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