

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

(*Commercial, Business and Service uses)



General description

Purpose built/modern, ground floor commercial premises probably most suited to retailing and professional services with the distinct benefit of an allocated parking space and rear access.

Location

The ever-growing 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 with a door off into a..

Stockroom/treatment room/office – 2.92m x 2.42m (7.07sq.m/76sq.ft) which could re-combined with forward area.

The hallway also leads to the single WC with hand basin and...

The rear entrance door.

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

Rent guide and terms

£750.00pcm/£9,000.00pa 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 2024/25 is x 0.499 = £1,971.05 payable but, as the RV is below £12,000 there should be £Nil rates payable to those able to claim

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 along with the other occupiers.

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.

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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