

FOR SALE - LONG LEASEHOLD INTEREST IN GROUND FLOOR, USE CLASS E PREMISES SITUATED IN BUSY WALLINGFORD STREET, WANTAGE in SOUTHERN OXFORDSHIRE.

This is a rare opportunity to buy a life-long, leasehold interest in potentially income bearing Use Class E Commercial, Business and Service premises, prominently located in the centre of rapidly growing Wantage.



The Headlease for sale

A term of 999 years from 6th March 2017 (so more than 991 years remaining) at a peppercorn ground rent.

Location

Wantage is located in affluent southern Oxfordshire, approximately 15 miles southwest of Oxford at the junction of the A338 with the A417, approx. 6 miles west of the A34 Milton Interchange near Didcot. Along with nearby Grove, the town is experiencing extensive housing and population growth, set to continue for several years. The premises are on the south side of busy Wallingford Street which is the sole route in and out of the town centre on the eastern side and within both the designated Primary Shop Frontage Area and Conservation Area, opposite a large Waitrose.

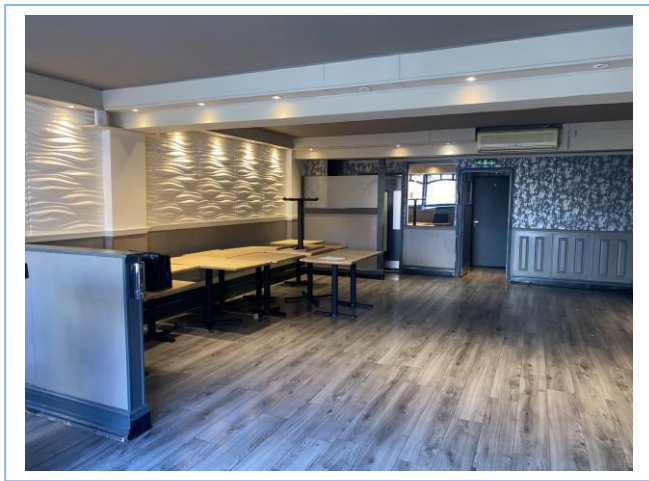
Price guide and procedure for offers to purchase

Written offers to purchase* in the region of £180,000 (subject to contract) are invited, with each party covering its own costs. *In the format required by the selling agent's informal tender document, which is available on request and to be received by the selling agent no later than 12 noon on Friday 31st May 2024.

Offers to let the Premises can also be submitted, based on a guide rent of £18,000pa exclusive. However, the Vendor's preference is to sell its interest so offers to let will only be considered in the event an acceptable offer to buy is not received.

VAT

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



Energy Performance Rating

D/77. Full details available on request.

Business Rates

Rateable Value - £12,250 (April 2023). The Small Business Rate multiplier for 2024/25 is $\times 0.499 = £6,112.75$ payable. Assuming eligibility for Small Business Rate Relief applies the actual amount payable will be minimal. Please contact VWHDC directly for confirmation.

Planning and rating authority

Vale of White Horse District Council, Abingdon. Tel: 01235 422422

Viewing

By prior appointment with the sole selling agent, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. RH or e-mail: robin.heath@greenand.co.uk

Agent's notes

1. The freehold to the whole building, which includes 1st and 2nd floor flats over, is not for sale.
2. The Premises are accessible from the rear via the shared passageway to the right.
3. The Premises were previously used as an Indian restaurant and are ventilated at the rear.
4. The kitchen features stainless steel ware including a 7-ring gas range and extractor. There is a walk-in fridge and others in situ.

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

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.