

**TO LET** Prime location in town centre.  
Commercial, business and service use  
premises at 5 Market Place, Wantage,  
in southern Oxfordshire.



### General description

Use Class E/general purpose, ground floor commercial premises in Wantage town centre's prime shopping area.

### Location

Historic Wantage, along with nearby Grove, is a rapidly expanding former market town in affluent and rural southern Oxfordshire located at the junction of the A338 with the A417, approximately 6 miles west of the A34 Milton Interchange near Didcot and 14 miles southwest of Oxford.

The shop is on the south side of busy Market Place neighbouring Nationwide BS, Card Factory and Fat Face with Specsavers, Holland & Barret and Savers opposite.

Postcode OX12 8AB.

### Accommodation (all dimensions approximate)

Forward sales area – 7.17m x 3.78m (27.10sq.m/292sq.ft) then narrowing to 3.41m x 3.32m (11.32sq.m/122sq.ft) so 38.42sqm/414sq.ft in all, leading to a further space of irregular shape with steps up leading to a staff welfare space with a WC and emergency exit off.

### Price guide and terms

Rental/leasehold only at £1,250.00pcm/£15,000.00pa exclusive of any other tenant's outgoings under a full repairing and insuring lease of negotiable term.

### References

A commercial tenancy application is required along with a reference processing fee of £120.00 incl. vat or provision of 3 years' profit and loss accounts for an existing business.

## Business Rates

Rateable Value (April 2023) - £12,000. Small Business Rate Multiplier for 2024/25 is x 0.499 (= £5,988 payable) but, as the RV is at £12,000 there should be £Nil rates payable by those eligible for Small Business Rate Relief. Please contact VWHDC directly for confirmation.

## VAT

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

## Services

Mains water, electricity and drainage are connected. Telephone/broadband by tenant's subscription. Heating is via air conditioning cassettes.

## EPC rating

D/79. Full details available on request.

## Local planning and 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

### 5 Market Place, Wantage

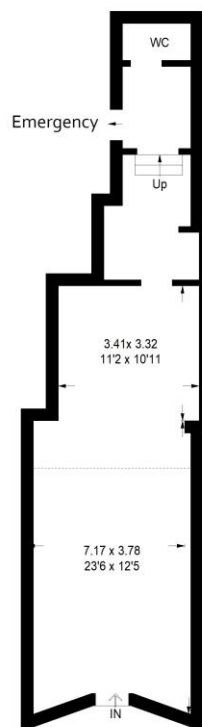


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID823541)

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**GREEN & CO**

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#### DATA PROTECTION ACT 1998

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