

# **TO LET** Prominent, town centre, general purpose/Use Class E premises at 35 Market Place, Wantage in southern Oxfordshire.



## **General description**

Ground floor and basement, general purpose/Use Class E: Commercial, Business and Service premises with pedestrian rear access.

## **Location**

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

The premises are on the west side of busy Market Place in Wantage town centre, which also features Specsavers, Wildwood Kitchen, TSB, Holland & Barrett, Savers, Boots, Nationwide BS, Card Factory, Fat Face and Costa Coffee.

## **Accommodation** (all dimensions approximate – irregular space shapes)

Front area – 4.72m wide narrowing to 2.79m x 5.00m deep, doorway through to...

Rear area - 5.18m wide narrowing to 3.62m x 3.24m deep with doors off to the rear yard, wc and tea station and down to the two-part basement.

Outside – Small yard area, brick-built store room and gated access towards Alfred Street and Mill Street.

## **Price guide and terms**

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

## **VAT**

We understand that VAT is payable in addition to the rent.

## **Service charge**

We understand a contribution towards the buildings insurance premium and upkeep of the common parts is required in addition.

## **References**

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

## Business Rates

Rateable Value £9,900 (April 2023). Small Business Rate Multiplier for 2024/25 is  $\times 0.499 = £4,940.10$  payable but, as the RV is below £12,000 there should be £Nil rates payable by those eligible for Small Business Rate Relief. Please contact VWHDC directly for confirmation.

## Utility services

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

## EPC rating

76/D. full details available on request.

## Local planning and rating authority

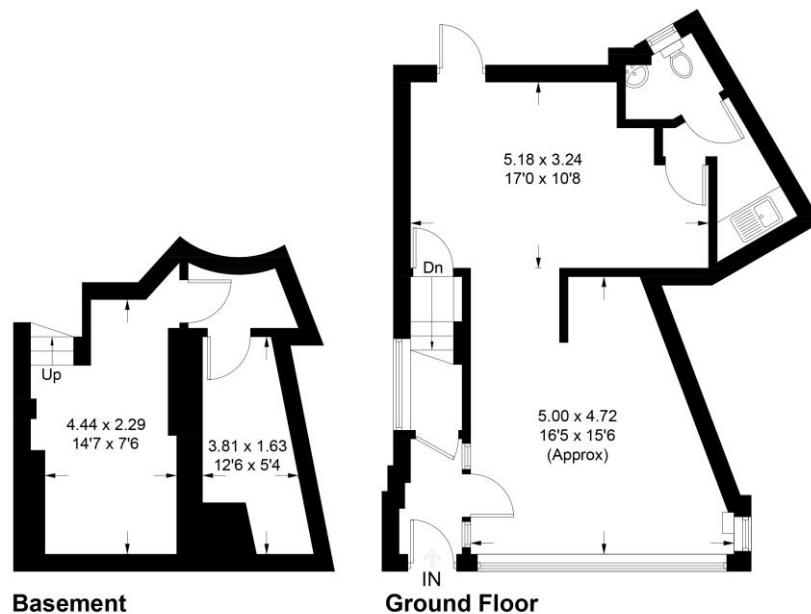
Vale of White Horse District Council  
Abbey House, Abbey Close, Abingdon OX14 3JN  
Tel: 01235 422422

## 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

### 35 Market Place

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft  
Basement = 20.3 sq m / 218 sq ft  
Total = 65.6 sq m / 706 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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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