

TO LET Ground floor, general use commercial premises at 16 Mill Street, Wantage in southern Oxfordshire



General description

Split-level, Use Class E: Commercial, Business and Service* premises, with a gross internal area totalling approximately 74.7sq.m/804sq.ft. situated in the upper part of busy Mill Street in central Wantage. *Which includes the former A1/A2/A3 retail and service uses and others but not hot food takeaway or as a drinking establishment which require a specific planning consent.

Location

OX12 9AQ. The historic market town of Wantage, along with nearby Grove, is experiencing a rapidly growing population set to continue for several years yet, is located in affluent southern Oxfordshire at the junction of the A338 and A417, approx. 6 miles west of the A34 Milton Interchange near Didcot and 15 miles southwest of Oxford. The premises are on the north/Kings Park shopping centre side of Mill Street (A417) in central Wantage and within relatively short walking distance of car parks.

Accommodation (all dimensions approximate, see also floorplan overleaf)

Lower/front sales area – 5.82m x 5.29m/19'10" x 17'4" (31.16sq.m/335sq.ft) with fully glazed frontage to Mill Street. Steps then lead up to a small landing area and then to the...

Rear area – Comprising an irregularly shaped open plan area and an irregularly shaped office/staff room. The gross area overall is 8.92m x 4.14m/29'3" x 13'6" = 36.93/397sq.ft. Twin doors then lead to a shared rear hallway which has disabled width access to the rear from Mill Street, further twin doors then lead to a dedicated WC.

Other features

Gas fired/radiator central heating from a communal boiler*.

Rent guide and terms

£1,120.00pcm/£13,200.00pa exclusive of any other tenant's outgoings, under an effectively full repairing and insuring lease of negotiable length. A commercial tenancy application is required along with satisfactory references or provision of trading accounts at a processing fee of £120.00 incl. vat.

We understand VAT is not payable in addition.

Business Rates

Rateable Value (April 2023) £6,300. The Small Business Multiplier for 2024/25 is $\times 0.499 = \pounds 3,143.70$ payable. But, as the RV is below £12,000 Small Business Rate Relief should be available reducing the amount payable to £Nil. Please contact VWHDC directly for details.

Utility services

Mains water, electricity, gas and drainage are connected to the building which comprises 16 & 16a Mill St on the ground floor plus a flat over accessed from the rear via the shared hallway. *The central heating is provided by a single boiler serving all three parts of the building. Telephone/broadband services to be by the tenant's own subscription.

EPC rating

C/63. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, Oxon OX14 3SE

Tel: 01235 422422

Viewing

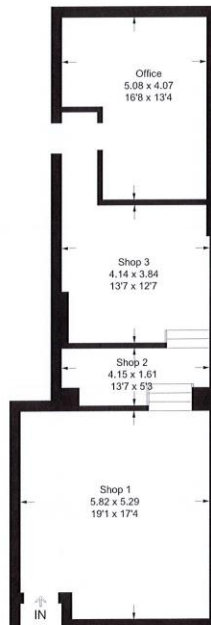
By prior appointment with the sole letting agent Green & Co, Wantage, Monday to Friday, 9am to 6pm. Tel. 01235 763651 ref. RH or e-mail robin.heath@greenand.co.uk directly

Agent's note

1. The premises form part of a Grade 2 Listed Building located within the Conservation Area.
2. The freehold interest in the whole building is also available. Please ask for details if interested.

16 Mill Street

Approximate Gross Internal Area = 74.7 sq m / 804 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. floorplansUsketch.com © (ID970692)

33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

www.greenand.co.uk

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.