

**TO LET**

**Town centre, general purpose business premises at 1a, Grove Street, Wantage in southern Oxfordshire.**



### General description

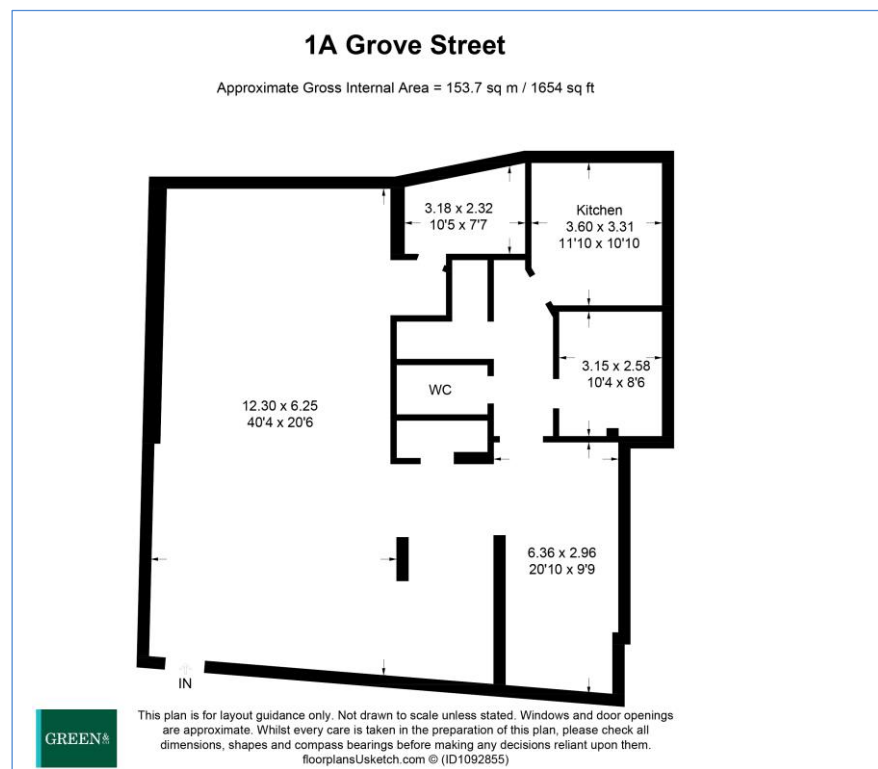
Versatile, Use Class E: Commercial, Business and Service\* premises with a triple glazed frontage providing a net internal area of approximately 1,441sq.ft/133.84sq.m comprising of a mostly L-shaped, naturally well-lit, open plan floorspace plus and 4 individual consulting/admin/store rooms plus staff welfare. \*For retail, café/restaurant, professional services and other uses.

### Location

Rapidly expanding Wantage, along with nearby Grove, 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 nr. Didcot.

Grove Street is in the centre of Wantage and connects Market Place to Kings Park shopping centre and its large car park via Kings Walk.

### Accommodation (all dimensions approximate)



## Rent guide and terms

Offers in the region of £8,000.00 per quarter/£32,000.00pa exclusive of any other tenant's outgoings and VAT are invited, to be held under a full repairing and insuring lease of negotiable term.

A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. vat or provision of 3 years' Profit and Loss accounts if available.

## Business Rates

Rateable Value (April 2023) £23,750. Small Business Rate Multiplier for 2024/25 is x 0.499 = £11,851.25 payable. Depending on actual use 75% Retail Rate Relief is claimable from VWHDC. Please contact them directly for confirmation.

## VAT

We understand that VAT is not payable in addition.

## Services

Mains water, electricity and drainage are connected. Telephone/broadband by tenant's own subscription.

## EPC rating

A very good B/39. Full details available on request.

## Local planning and rating authority

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

## Viewing

Prior appointment with the sole agent Green & Co Commercial and Development Agency, between 9am and 6pm Monday to Friday only. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk directly.



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. [cda@greenand.co.uk](mailto:cda@greenand.co.uk)

[www.greenand.co.uk](http://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

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