

TO LET Detached, general purpose commercial unit at 5 W&G Estate, Faringdon Road, East Challow, nr. Wantage in southern Oxfordshire.



General description

A simple but self-contained, general purpose commercial building with the added use of a 20' steel storage container to the rear.

Location

OX12 9TF. The W&G Estate lies immediately north of the A417 Wantage to Faringdon road (behind Mellors Garage) to the west of the main body of East Challow, approximately 1.5 miles west of Wantage.

Accommodation (all dimensions approximate)

A single open plan area - 9.49m/31' x 6.13m/20' overall - with a tea station and wc off netting the floor area to approx. 47.08q.m/579sq.ft. Ceiling height 2.28m, twin door opening 2.11m wide. There is also a converted steel container to the rear which has twin loading doors at one end and a personal side door.

Price guide and terms

Rental/leasehold only at an all-inclusive* rent of £9,000pa/£750.00pcm under a full repairing and insuring lease, or a simpler contractual Licence to Occupy depending on the term required. *Of VAT and service charge towards upkeep of the common parts. A contribution to the landlord's buildings insurance policy (currently £636.00pa/£53.00pcm) is payable in addition.

References

A commercial tenancy application is required and satisfactory references at a processing fee of

£120.00 incl. vat.

Business Rates

Rateable Value of the building (April 2023) £4,750. The Small Business Rate Multiplier for 2024/25 is $\times 0.499$ (= £2,370.25) but, as the rateable value is below £12,000 there should be £Nil rates payable to those eligible. Please contact VWHDC directly for confirmation.

Utility services

Mains water, electricity (including a 3 phase supply) and drainage are connected. Telephone/broadband services by the tenant's own subscription.

EPC rating

D/77. Full details are available on request.

Local planning and rating authority

Vale of White Horse District Council
135 Eastern Avenue, Milton Park, Milton, Abingdon OX14 4SB
Tel: 01235 422422

Viewing

By prior appointment with the sole letting agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday. Tel. 01235 763561 ref. OM or email oliver.martin@greenand.co.uk

Agent's note

The unit is a bit tucked away, behind Mellors' Garage fence and will be best identified by looking for our To Let board when on the estate.



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

www.greenand.co.uk

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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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