

# TO LET Commercial, business & service use premises at 13 Mill St, Wantage in southern Oxfordshire.



## General description

Ground floor, Use Class E: Commercial, Business and Service premises with a double frontage situated in the upper part of busy Mill Street in central Wantage.

## Location

The historic market town of Wantage, along with nearby Grove, is located in affluent southern Oxfordshire approximately 15 miles southwest of Oxford at the junction of the A338 and A417, approx. 6 miles west of the A34 "Milton interchange" near Didcot. Both are growing rapidly in population terms which is set to continue for several years.

The premises are located on busy Mill Street (A417), which is the sole route in and out of the town centre on the west side, virtually opposite Angel Walk passageway to Kings Park shopping centre and within walking distance of a public car park.

## The accommodation (all dimensions approximate)

A simple, open plan space with a net internal area of approx. 24.51sq.m./292sq.ft. with a WC off. The maximum dimensions are 5.50m x 5.34m/18'0" x 17'6".

## Price guide and terms

Rental/leasehold only at £550.00pcm/£6,600.00p.a. exclusive of any other tenant's outgoings, under an effectively 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.

## Business Rates

Rateable Value - £5,500 (April 2023). The Small Business Multiplier for 2024/25 is x 0.499 (= £2,744.50 payable) but, as the rateable value is below £12,000 there should be £Nil rates payable by claiming Small Business Rate Relief. Please contact VWHDC directly for confirmation (contact details overleaf).

## VAT

We understand that VAT is not payable in addition.

## Utility services

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

## EPC rating

A very good B/41. Full details to be available on request.

## Local planning and rating authority

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

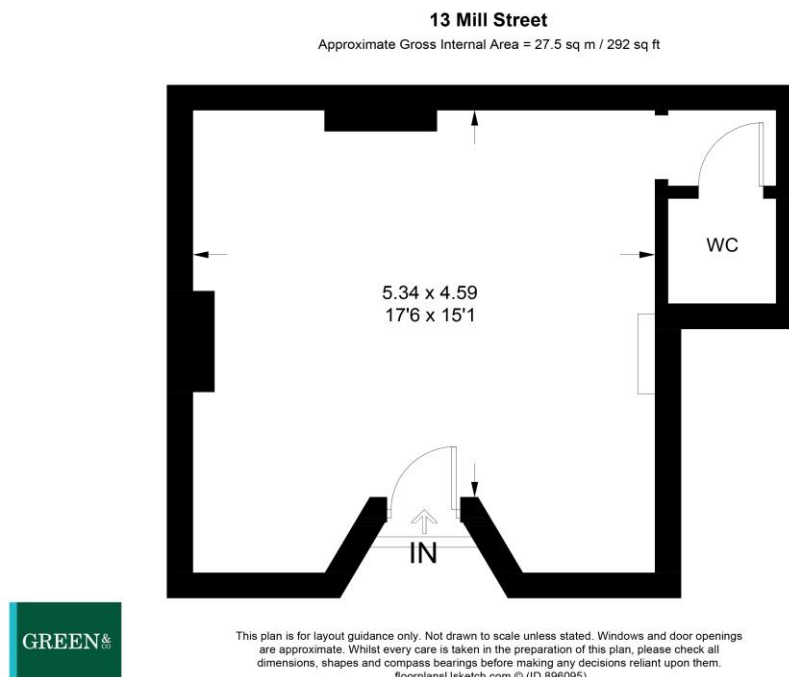
Tel: 01235 422422

## Viewing

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](mailto:oliver.martin@greenand.co.uk)

## Agent's notes

1. Vacant possession can be given on completion of formalities.
2. Post code OX12 9AB



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)

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 2018

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