

TO LET General use* retail/commercial premises with an upper floor flat at 16, Mill Street, Wantage in southern Oxfordshire.



General description

Split-level, ground floor, *Use Class E: Commercial, Business and Service premises, with a gross internal area totalling approximately 74.7sq.m/804sq.ft. with a separately accessible 1 bedroom flat over, situated in the upper part of busy Mill Street in central Wantage. *Which includes the former A1/A2/A3 retail and service uses and some others, but not hot food takeaway or as a drinking establishment which both 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. Wantage 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 within a relatively short walk of car parks.

Accommodation (all dimensions approximate, see also floorplan overleaf)

The vacant shop (16): 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/upper area – Comprising an irregularly shaped open plan area overall and an irregularly shaped office/staff room. The gross floor 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.

The upper floor flat (16B): Comprises an entrance hall with storage cupboard, open plan kitchen/living/dining room, a double bedroom and a separate shower room with a gross total floor area of approximately 53sq.m/570sqft.

Other features

Gas fired/radiator central heating throughout.

Rent guide and terms

£1,900.00pcm/£22,800.00pa exclusive of any other tenant’s outgoings, all to be held 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.

VAT

We understand VAT is not payable in addition to the rent.

Business Rates

Rateable Value (April 2023) £6,300. The Small Business Multiplier for 2025/26 is $\times 0.499 = \text{£}3,143.70$ 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.

Council Tax

Band A.

Utility services

Mains water, electricity, gas and drainage are connected to the building Telephone/broadband services to be by the tenant's own subscription.

EPC ratings

Shop - C/63 & Flat – D/66. Full details available on request.

Local planning, rating and council tax authority

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

Tel: 01235 422422

Viewing

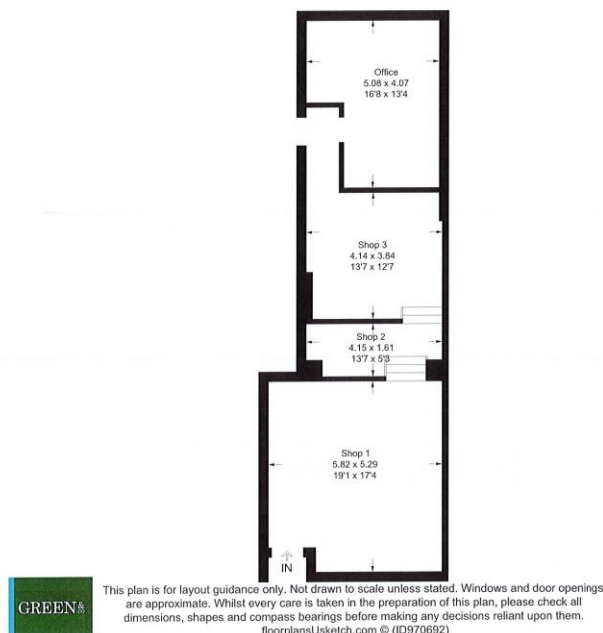
By prior appointment with the sole letting agent Green & Co, Wantage, Monday to Friday only between 9am to 6pm. Tel. 01235 763651 ref. OM or e-mail oliver.martin@greenand.co.uk directly

Agent's note

Grade 2 Listed Building located within the Conservation Area.

16 Mill Street

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft



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GREEN & CO

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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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