

TO LET Ground floor retail/office space at Stanford Business Court, High Street, Stanford in the Vale, nr. Faringdon in southwest Oxfordshire.**Retail/Office Space****Kitchen****General description**

Unit 15 within Stanford Business Court comprises a self-contained, 2 room plus kitchen & W/C ground floor retail/office space located off the High Street in the centre of Stanford in the Vale, adjacent to the Co-op convenience store and post office.

Location

Stanford in the Vale is situated approximately 2.75 miles southeast of the A420 (for Oxford & Swindon/M4) near Faringdon in southwest Oxfordshire, sitting astride the A417 Faringdon to Wantage road. The entrance to Stanford Business Court and car park is via the archway opposite the village school. Post code SN7 8LH.

Accommodation (All dimensions/areas approximate)

Primarily open plan retail/office space – 5.71m x 2.9m (= Net Internal Area of 16.55sq.m./178sq.ft.). The premises consists an entrance lobby, main retail/office space, separate kitchen & bathroom facilities and an understairs storage cupboard. One allocated parking space.

Price guide and terms

Rent guide - £450.00pcm/£5,400.00pa exclusive of any other tenant's outgoings but, including contributions towards the buildings insurance & service charge.

Business Rates

Rateable Value - £2,100 (April 2023). The Small Business Rate Multiplier for 2025/26 is 0.499 (= £1,047.90 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.

Services

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

Energy Rating

A very good 62/C. Full details available on request.

Availability & Summary of Terms

Available immediately on completion of formalities.

All lets are subject to proof of identity, domestic address and a satisfactory personal credit reference at a cost of £120.00 incl. VAT.

Letting agreements are in the form of a Landlord & Tenant Act 1954 lease of 5 years with a 3 year break option, contracted out of ss.24 to 28 of Part 2 of The Act. Rents are payable monthly in advance from the start of the agreement and are not subject to VAT. A Rent Deposit is payable = to 3 month's rent in advance, held by the landlord and refunded on vacating the premises subject to no arrears or damage to the offices or common parts due to the tenant's use.

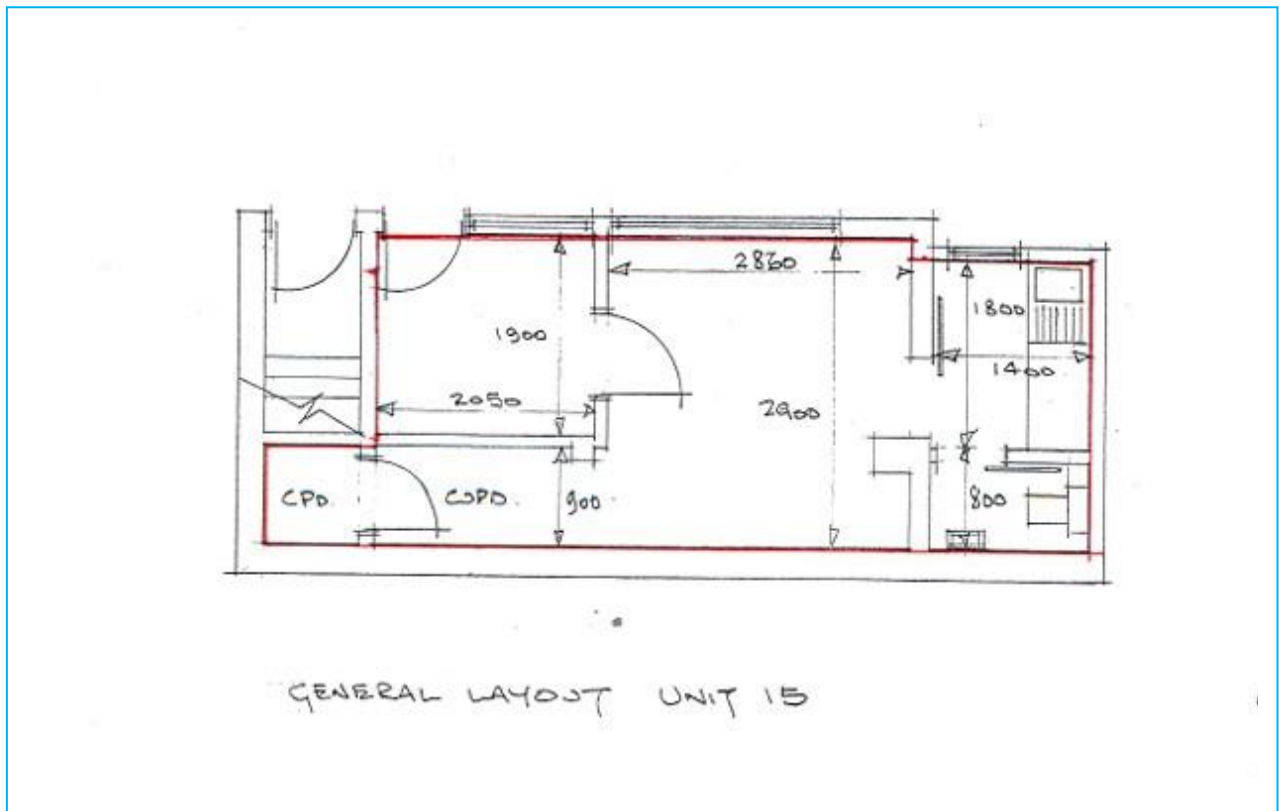
Local planning and rating authority

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, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. OM or email: oliver.martin@greenand.co.uk



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@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 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.