

FOR SALE FREEHOLD Residential letting investment at 2 Grove Street, Wantage in southern Oxfordshire.



General description

A three-storeys x 7 en-suite rooms former guest house (Use Class C1) with a communal kitchen facility, currently operating as a House in Multiple Occupation (see Agent's note overleaf) for 7+ occupiers (Sui generis use class).

Location

On the east side of Grove Street in Wantage town centre, which is the principal link between the Market Place retail area and Kings Park shopping centre.

Wantage is situated at the junction of the A338 and A417 in southern Oxfordshire, approximately 15 miles south west of Oxford and 6 miles west of the A34 Milton interchange near Didcot. Along with nearby Grove the town is experiencing considerable housing and population growth, which is set to continue for a number of years.

The accommodation (all dimensions approximate)

On the ground floor:

Main entrance hall – Stairs up to the first floor, doors off to:

Room 12 – 3.67m x 3.04m (c.12'1" x 9'11"), hand basin, shower room;

Room 11 – 4.44m x 3.43m (c.14'6" x 11'2"), hand basin, shower room; and the

Communal kitchen facility which is separately accessible from the yard.

The first floor:

Landing – Stairs off to the second floor, doors off to;

Room 10 – (Irregular shape) 4.83m x 3.21m (c.15'10" x 10'6") + a further recess 1.43m x 1.07m (c.4'8" x

3'6") + wardrobe recess & two part shower room;

Room 9 – (L-shaped) 3.86m max x 2.62m max (c.12'7" x 8'7"), hand basin, shower room; and .

Room 8 – (L-shaped) 3.93m x 1.85m (c.12'10" x 6'1") + wardrobe recess 1.7m x 0.86m (c. 5'6" x 2'9"), hand basin, shower room.

The second floor:

Room 7 – (L-shaped) 3.36m x 2.13m (c.11'1" x 6'11"), shower room; and

Room 6 – 3.55m x 3.09m (c.11'7" x 7'11"), full bathroom suite off.

Approx. gross area over three floors - 239sq.m/2,575sq.ft

Outside:

Shared access^ to a storeroom/garage. ^With the single storey buildings to the rear.

Price guide

Offers in the region of £360,000 are invited for the freehold as a going concern.

VAT

We understand VAT is not payable in addition.

Business Rates

Rateable Value - £7,300 (April 2023). The Small Business Multiplier 2025/26 is x 0.499 (= £3,642.70 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 below).

Services

Mains gas, electricity, water and drainage are connected. Telephone/broadband by subscription.

EPC rating

D/80. Full details are available on request.

Local planning, rating and licensing authority

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

Tel: 01235 422422

Viewing

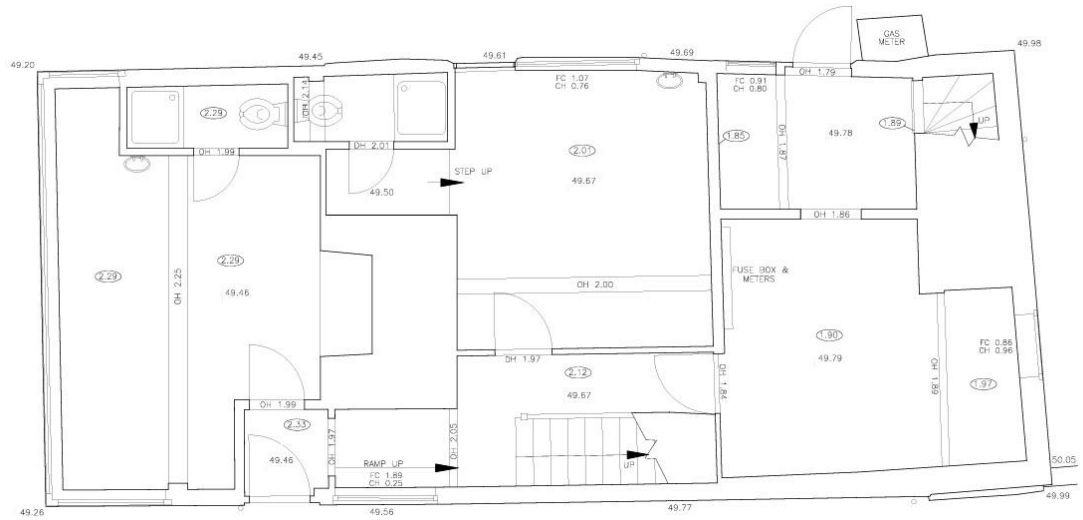
By prior appointment only with the sole agent Green & Co Commercial and Development Agency, during usual business hours Monday to Friday 9am-6pm. Tel. 01235 763561 (ref. OM) or email: oliver.martin@greenand.co.uk

Agent's notes

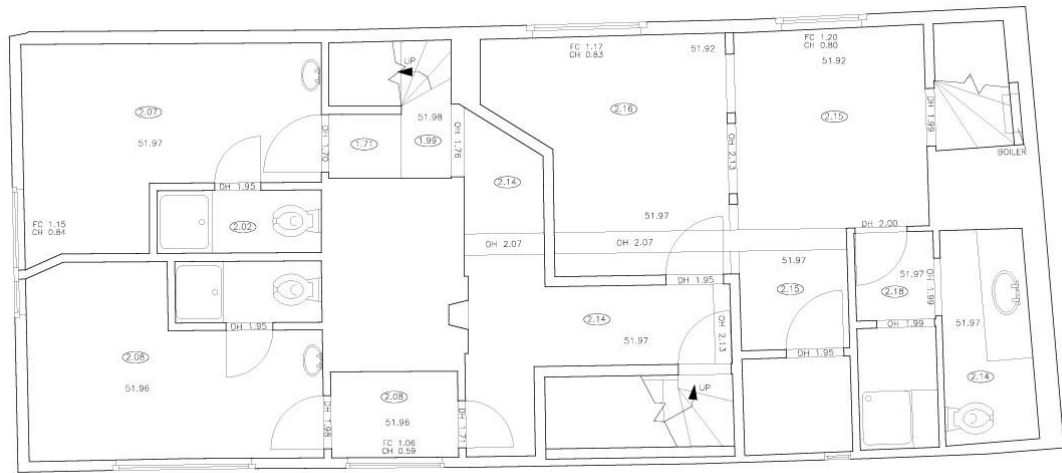
1. The current owner/operator's HMO Licence is not transferrable. Prospective purchasers intending to continue operating these premises as a HMO must please satisfy themselves, from their own enquiries of the local authority in this respect, before offering to purchase.
2. The building is Grade 2 Listed and located within the designated town centre Conservation Area.
3. A typical room



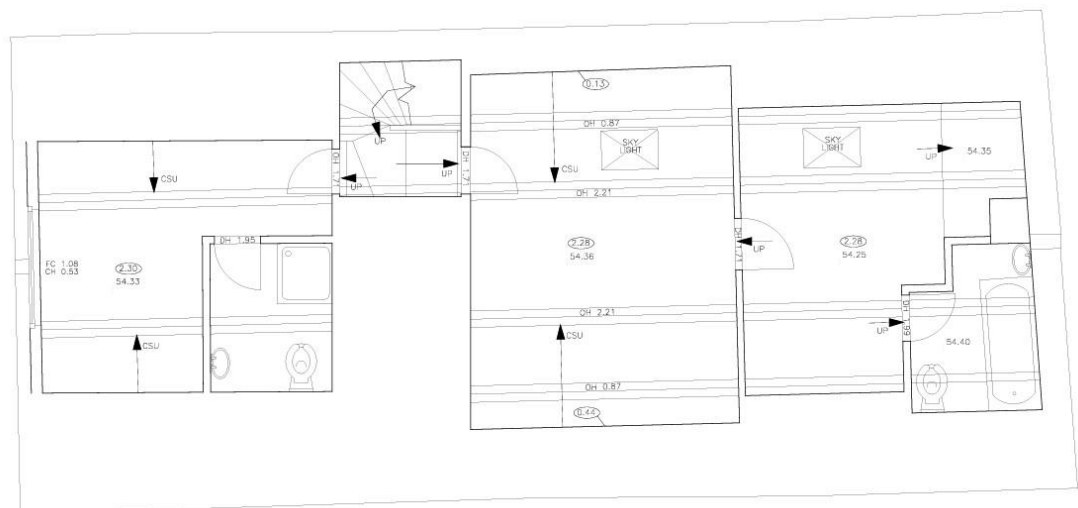
Ground Floor



First Floor



Second Floor



General location



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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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