

**TO LET** Large retail unit with basement on Kings Park Shopping Centre, Limborough Rd, Wantage in southern Oxfordshire.



### **General description**

Large, Use Class E (Commercial, Business and Service\*) premises comprising an open plan ground floor with double frontage & a lower floor with side delivery access, directly opposite a Sainsbury's superstore in the town centre's principal shopping site. There is extensive car parking (500+ spaces). \*Use for retail, licensed café/restaurant, professional & health services, leisure and other non-industrial uses subject to the landlord's agreement.

### **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, approximately 6 miles west of the "Milton interchange" near Didcot. Both are experiencing considerable housing and population growth, which is set to continue for several years.

The premises face towards the Sainsbury dedicated car par, at the southern end of Kings Park shopping centre which is in the heart of the town centre and hosts well-known national chains like W H Smith, Boots opticians, Lloyds Pharmacy, Pets Corner, New Look, B & M, Home Bargains and Pure Gym .

### **Accommodation**

Ground floor sales area – (extends to Zone C) has twin glazed entrance doors and a dual glazed frontage, a solid concrete floor (stated as: 5.9kN/sq.m. dead load & 5.0kN/sq.m. live load), a wide staircase off then leads down to the lower floor/stock holding area which has an emergency door off to the delivery (only) and bin storage area. Total net internal area of approx. 3,230 sq.ft/300.1sq.m. (There was a lift shaft in situ between the ground and lower floors. It will be for the occupier to fit the lift mechanism and carriage if required.

### **Price guide and terms**

Rental offers in the region of £55,000.00pa exclusive of any other Tenant's outgoings are invited, under a full repairing & insuring lease of negotiable term plus a Service Charge for the year to 31/12/25 of £4,725.00+VAT.

### **Business Rates**

Rateable Value - £45,000 (April 2023). The Small Business Multiplier for 2025/26 is x 0.499 = £22,455.00 payable. Depending on actual use 40% Retail Rate Relief is claimable in '25/26. Please contact VWHDC (details below) directly for confirmation.

### **VAT**

We understand that the premises are opted in for VAT.

### **Utility services**

All mains services are connected. Telephone/broadband by tenant's own subscription.

### **EPC rating**

C/53. Full details available on request.



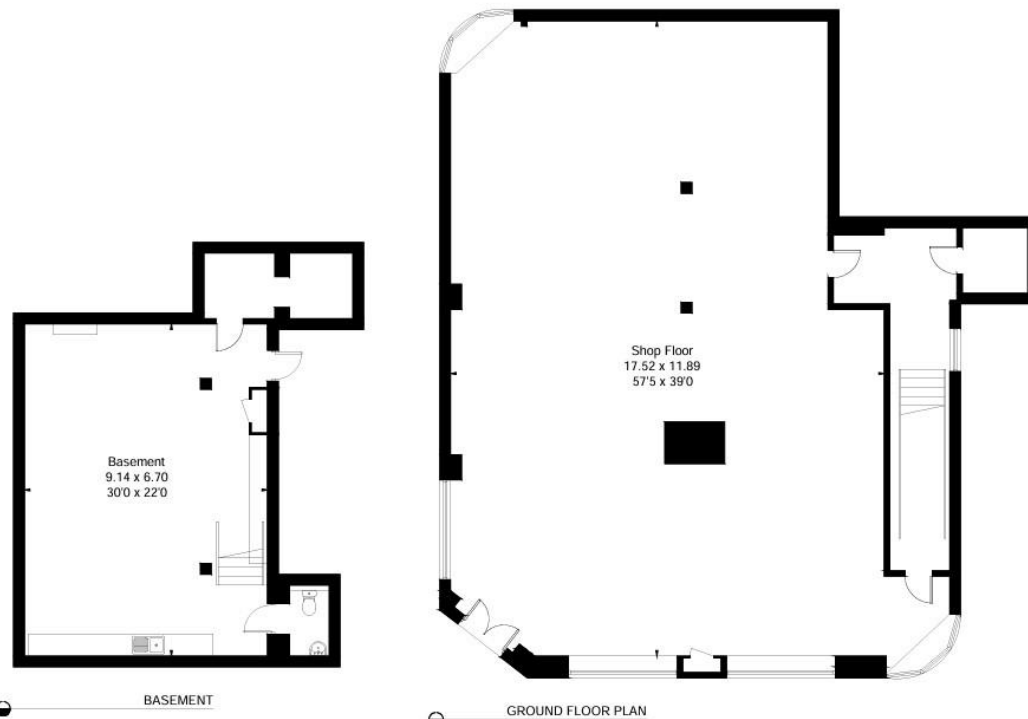
## Local Planning and rating authority

Vale of White Horse District Council – Abbey House, Abbey Close, Abingdon OX14 3JE. Tel. 01235 422422

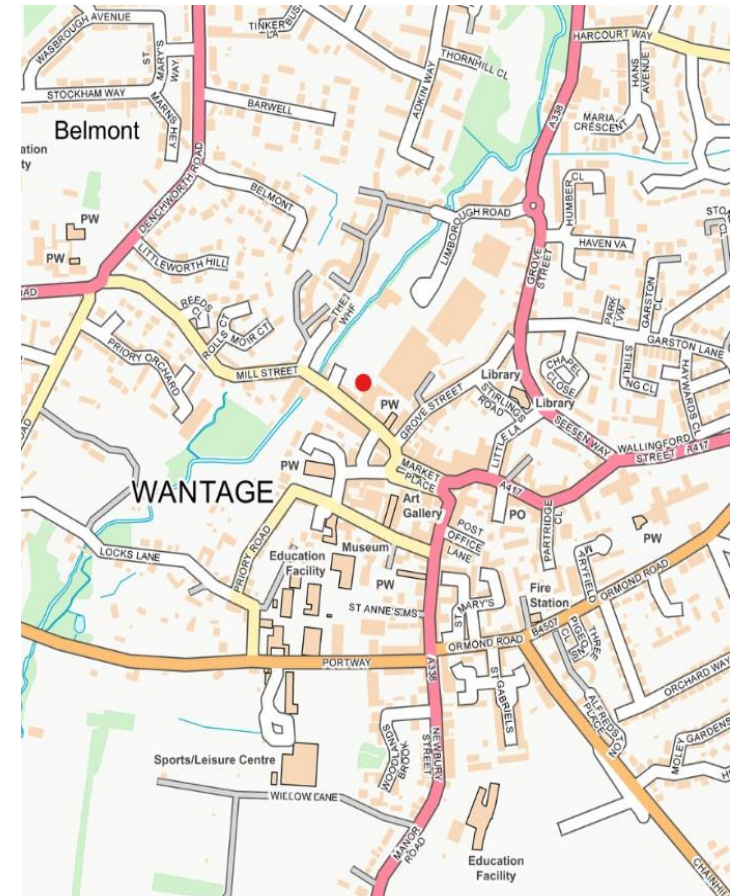
## Viewing

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

Approximate Floor Area = 300.1 sq m / 3230 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88437



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COMMERCIAL

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or 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 PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

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

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).



