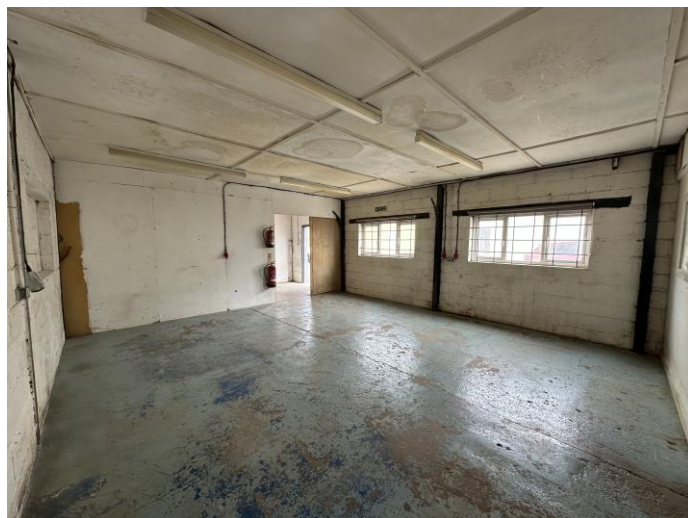


TO LET Detached, general purpose commercial unit at 7 W & G Estate, Faringdon Road, East Challow, nr. Wantage in southern Oxfordshire.



General description

Detached, self-contained, single storey commercial premises within the W & G Estate off Faringdon Road (A417) in East Challow, to the west of Wantage.

Location

OX12 9TF. The estate lies immediately north of the A417 Wantage to Faringdon Road behind the new Shell petrol station/Budgens store, to the west of the main body of East Challow and approximately 1.5 miles west of Wantage. The unit is on the south side of the estate, look for our To Let board.

Accommodation (all dimensions approximate)

To the front of the unit there is a partitioned space (easily opened up) 5.78m x 2.82m (16.29sq.m/175sq.ft) with full width vehicular doors which leads to the;

Principal workshop area – 6.39m x 5.78m (36.93sq.m/397sq.ft) then there are;

Two separate office spaces – 3.71m x 2.45m (9.08sq.m/97sq.ft) and 3.67m x 2.12m (7.78sq.ft/83sq.ft) and to the rear of the unit a kitchen/welfare area with W/C off (13.46sq.m/144 sq.ft) plus;

An external, lock-up store to the rear of the premises of approx. 11.93sq.m/128sq.ft.

Total gross internal area (including the W/C area) = 89.3sq.m/961sq.ft.

Price guide and terms

Rental/leasehold only at a rent inclusive of a contribution towards upkeep of the common parts of the estate and the landlord's buildings insurance policy of £920.00pcm/£11,040.00pa exclusive of VAT and any other tenant's outgoings. To be held under a full repairing and insuring lease of negotiable term or a simpler short term contractual Licence to Occupy.

A commercial tenancy application is required and satisfactory references at a processing fee of £120.00 incl. vat.

VAT

We understand that VAT is payable in addition.

Business Rates

Rateable Value - £8,000 (April 2023). The Small Business Multiplier for 2025/26 is x 0.499 (= £3,992.00). 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).

Utility services

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

EPC rating

TBC.

Local planning and rating authority

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

Tel: 01235 422422

Viewing

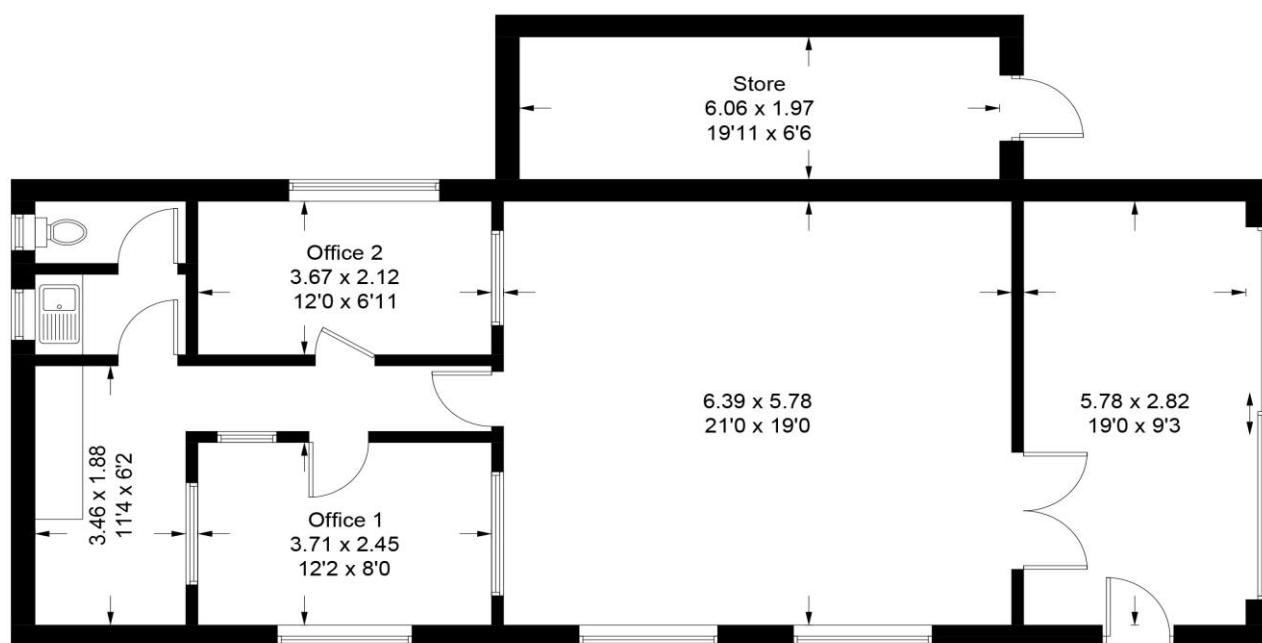
By prior appointment with the sole letting agent, Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. OM or email oliver.martin@greenand.co.uk

Unit 7, W & G Industrial Estate

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft

Store = 11.9 sq m / 128 sq ft

Total = 101.2 sq m / 1089 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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33 Market Place, Wantage, Oxon OX12 8AL

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www.greenand.co.uk

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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.