

# **TO LET** General purpose, town centre business premises at 8a, Newbury St, Wantage in southern Oxfordshire.



## **General description**

"The Gallery" offers a distinctive and open plan retail space at ground floor level of this Listed Building. The premises have been modernised through recent improvement works, including a kitchenette to the upper floor room, which would provide suitable staff facilities. Use Class E: Commercial, Business and Service premises pre-permitted for a variety of uses. The unit already has Listed Building consent for "Change of use of the property [to a Restaurant/Café], fixing ventilation grille, internal alterations to replace decoration and provide seating and bar/kitchen facilities" (see Agent's note overleaf).

## **Location**

The historic market town of Wantage, along with nearby Grove, is located in affluent southern Oxfordshire and both are growing rapidly in population terms which is set to continue for several years yet. Wantage is approximately 15 miles southwest of Oxford at the junction of the A338 and A417, approx. 6 miles west of the A34 "Milton interchange" near Didcot.

The premises are located on the west side of busy Newbury Street which is the sole route in/out of the town centre from the south, adjacent to the junction with Church Street and a short walk from the public car park off Church St.

## **The accommodation**

Open plan on both floors but of slightly irregular shape on the ground floor (please refer to the floorplan overleaf and for approximate dimensions). The overall internal floor area is approx. 745sq.ft/69.2sq.m.

## **Price guide and terms**

Rental/leasehold only at £750.00pcm/£9,000.00p.a. exclusive of any other tenant's outgoings, under a full repairing and insuring lease of negotiable term.

## **References**

A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. VAT.

## **Business Rates**

Rateable Value - £4,550 (April 2023). The Small Business Multiplier for 2024/25 is x 0.499 (= £2,270.45 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).

### VAT

We understand that VAT is not payable in addition.

### Utility services

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

### Service charge

A proportional share of the landlord's buildings insurance policy premium is required, in common with the adjoining tenant.

### EPC rating

C/59. Full details available on request.

### Local planning and rating authority

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

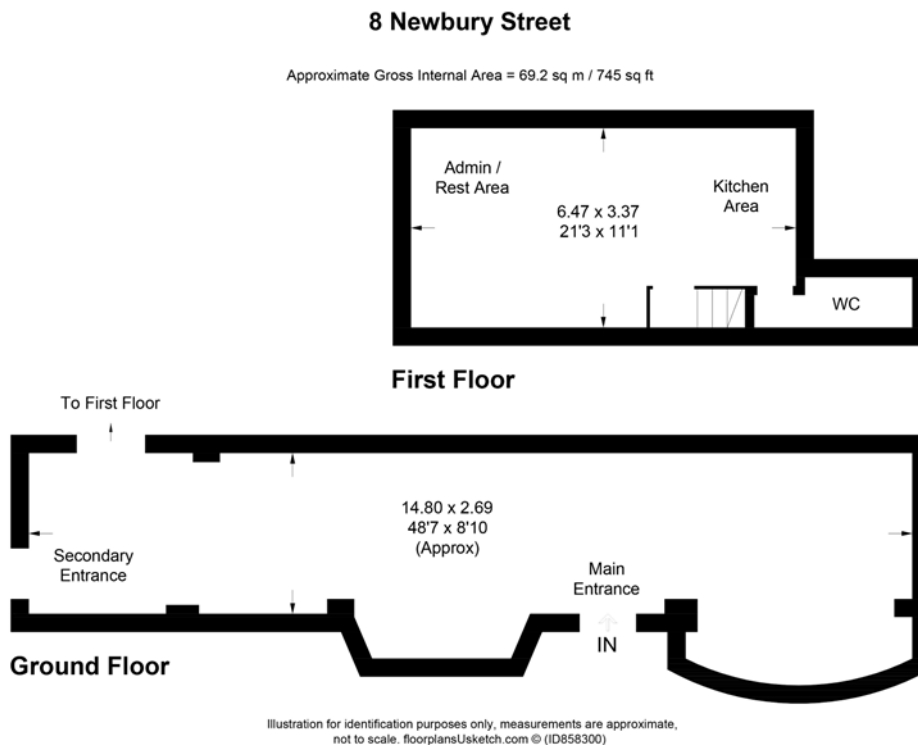
Tel: 01235 422422

### Viewing

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

### Agent's note regards planning consent

1. VWHDC planning reference is P23/V1173/LB, consent was dated 12<sup>th</sup> July 2023.
2. The building is Grade II listed and located in the designated Conservation area.
3. Postcode OX12 8BS.



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**GREEN & CO**

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