

TO LET Semi-serviced offices, First floor at 5a, Grove Street, Wantage, in southern



Room 1 (example)

General description

5a Grove Street comprises a suite of 8 individual, first floor offices (subject to availability) located above "Ledburys Electricals", in the heart of Wantage town centre, between Market Place and Kings Park shopping centre.

Current availability (All dimensions approximate, net floor area)

Room 4 – 15.99sq.m/172sq.ft at £350.00pcm*.

*Room rents are inclusive of a share of the landlords' expenditure on gas/electricity/water & sewage charges, cleaning of the common parts and buildings insurance for the whole of 5a Grove Street. Broadband/telephone connections (to which all rooms have previously been connected) and use charges are not included.

Summary of terms

All lets are subject to a commercial tenancy application and satisfactory credit references at a cost of £120.00 incl. vat;

Letting agreements are usually in the form of a self-approvable contractual agreement of not less than 3 month's duration on "easy in & easy out" terms;

Rents are payable monthly in advance from the start of the agreement;

A Rent Deposit is payable = to 1 month's rent in advance, which is held by the landlord and refunded on vacating the premises subject to there being no rent arrears or damage to the room or common parts due to the tenant's use;

It is the tenant's responsibility to effect subscriptions to and pay for phone and broadband services (to which all rooms have previously been connected).

Facilities

Basic office furniture can be supplied (i.e. a desk, chair & filing cabinet) at no extra charge if required;

There are shared welfare facilities comprising separate male and female WCs, a kitchen, landing/reception area and central hallway;

All rooms are centrally heated from a single, gas fired boiler;

There is a security alarm system; but

Please note - there are no parking provisions.

Business Rates

Each of the offices has a Rateable Value (RV) which from April 2023 are:

Rooms 4, 7 & 8* - £5,200.

Rates Payable - the Small Business Rate Relief multiplier for RVs below £51,000 for 2025/26 is x 0.499 but, as the RV's are below £12,000 additional Small Business Rate Relief should be claimable from Vale of White Horse District Council reducing the amount payable to £Nil. Please contact VWHDC directly for confirmation (see contact details below).

*To be re-assessed separately.

VAT

We understand that VAT is not payable in addition.

EPC rating

ER = D/g6. 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 agents Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 5.30pm. Tel. 01235 763561 ref. OM or email: oliver.martin@greenand.co.uk

Agent's note

Post code: OX12 7AB or what3words: roughest.back.chess

Room 8 (example)



Communal landing/reception area



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

www.greenand.co.uk

GREEN & CO

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

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