

LEASE FOR SALE Café/restaurant premises at 13 Newbury Street, Wantage in southern Oxfordshire



General description

Fully equipped ground floor café premises offered on a turnkey basis, located on the east side of Newbury Street in the heart of Wantage town centre.

Location

The rapidly expanding, historic market town of Wantage along with nearby Grove is located in affluent southern Oxfordshire approximately 14 miles southwest of Oxford and 6 miles west of the A34 Milton Interchange near Didcot, at the junction of the A338 and A417.

Accommodation (all dimensions approximate)

The forward area presently caters for approx. 30 covers and also has a long serving area with glass fronted refrigerators, there is a catering kitchen at the rear with overhead extraction and a unisex disabled size WC for customer use. An inner hallway leads to the rear of the premises where there are three storerooms and a staff WC. There is also twin door delivery access off Post Office Lane.

The floor areas – forward area; 10.65m x 9.51m = 101.28sq.m/1090sq.ft, kitchen area; 3.97m x 2.81m = 11.15sq.m/120sq.ft, storeroom 1; 3.43m x 1.81m = 6.20sq.m/66sq.ft, storeroom 2; 6.51m x 5.39m = 35.08sq.m/377sq.ft and storeroom 3; 4.50m x 3.53m = 15.88sq.m/170sq.ft.

Summary sublease details

Remaining term – 8 years

Rent – currently £1,983.33pcm/£23,800.00p.a exclusive

Service charge – A periodic contribution to the upkeep of the common parts of the building is payable in addition.

Repairing and insuring liability – An effective full repairing and insuring lease.

Security of tenure – the lease is held inside the security of tenure provisions of ss.24 to 28 of Part 2 of the Landlord & Tenant Act 1954.

Permitted use – formerly A1 to A3 use, now held under Use Class E: Commercial, Business & Service.

Premium for lease

£40,000 to include the benefit of the lease, the inventory in situ as seen (i.e. the tables, chairs, crockery, cutlery, catering appliances and utensils) and use of the trading name "Cozy Lounge" if required.

Business Rates

Rateable Value - £19,500 (April 2023). The Small Business Multiplier for 2025/26 is 0.499 (= £9,730.50

payable). Please contact VWHDC directly for confirmation and the availability of any additional business rates relief.

VAT

We understand that VAT is/not payable in addition to the rent.

Services

Mains water, electricity, and drainage are connected. Telephone/broadband and trade waste disposal by the tenant's own subscriptions.

EPC rating

D/83. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council – Abbey House, Abbey Close, Abingdon, Oxon OX14 3JN

Tel: 01235 422422

Viewing

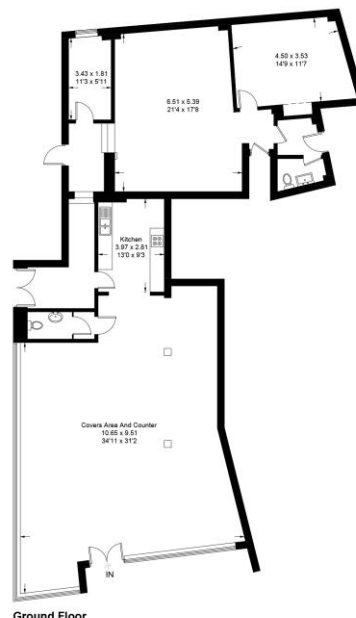
By prior arrangement with the sole agent Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk

Agent's note

1. The premises form part of a Grade II Listed Building located within the town centre's designated Primary Shopping Frontage and Conservation Areas.
2. The long leasehold/headlease interest in the premises is not for sale.
3. No warranty is given or inferred as to the efficient working of any of the appliances or equipment remaining in situ. Prospective assignees must satisfy themselves accordingly.

13 Newbury Street, Wantage OX12 8BU

Approximate Gross Internal Area = 194.3 sq m / 2091 sq ft



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. Fourlabs.co.uk (ID1256756)

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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 2018

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