

**TO LET Former wholesale butcher's cold store and office – Unit 9 W & G Estate, Faringdon Road, East Challow nr. Wantage in southern Oxfordshire.**



#### **General description**

Extensive, self-contained, former cold store premises within the W & G Estate off Faringdon Road (A417), East Challow west of Wantage in southern Oxfordshire.

#### **Location**

OX12 9TF. The W&G Estate lies immediately off the A417 Wantage to Faringdon Road behind the new Shell filling station/Budgen store, approximately 1.5 miles west of Wantage. The unit is most easily accessed from the entrance to the left of Budgen and then the first roadway on the right. Look for our To Let board on your left.

#### **Accommodation** (all dimensions approximate)

See illustrative floor plan overleaf for layout and dimensions. Total gross internal area across both floors, including the 3 walk in freezers, is 328.1m<sup>2</sup>/3,532q.ft.

#### **Rent guide and terms**

£30,000.00pa/£2,500.00pcm exclusive of VAT, to be held under a full repairing and insuring lease of negotiable term.

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

#### **Service charge**

A contribution towards upkeep of the common parts of the estate and the landlord's block buildings insurance policy are required in common with all other tenants.

#### **VAT**

We understand that VAT is payable in addition.

#### **Business Rates**

Rateable Value - £10,750 (April 2026). The Small Business Multiplier for 2025/26 is x 0.432 (= £4,644.00) 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).

## Utility services

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

## EPC rating

C/60. Full details available on request.

## Local planning and rating authority

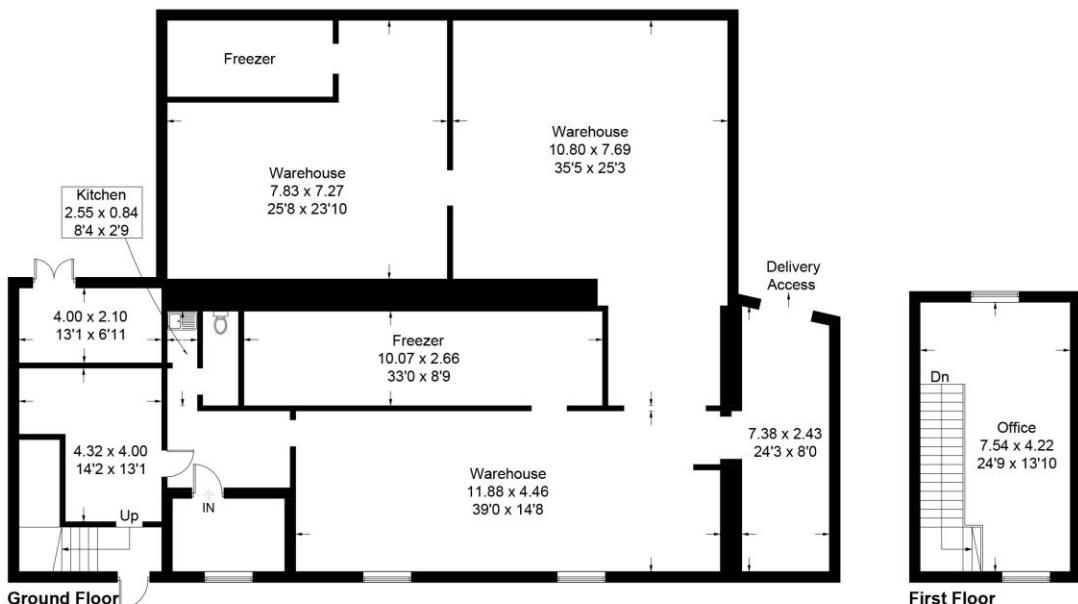
Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon OX14 3SE. Tel: 01235 422422

## Viewing

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

## Unit 9 WG Industrial Estate

Approximate Gross Internal Area = 328.1 sq m / 3532 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.  
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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

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