

TO LET Brand new, ground floor,
Commercial, Business & Service premises
at Kingfisher House, Kings Park shopping
centre in Wantage, southern Oxfordshire**General description**

Newly built, ground floor retail/business premises with a long frontage.

Permitted use

As per the new Use Class E "Commercial, Business and Service" which has combined the former Use Class A1/2/3 retail uses, B1 Business and the more commercial elements of D1 Non-residential Institutions and D2 Assembly & Leisure (subject to landlord's agreement – see agent's note below).

Location

Wantage, along with nearby Grove, is a rapidly growing town benefiting from 'Service Centre' status in planning policy terms resulting in significant housing and population growth. The town is located in affluent southern Oxfordshire, approximately 12 miles southwest of Oxford at the junction of the A338 and A417. Kings Park is the principal shopping area in the town centre featuring extensive parking and is anchored by a Sainsbury superstore along with New Look, Pets Corner, B&M, W H Smith and Family Bargains.

The space (all dimensions approximate)

16.22m/53'2" x 8.29m/27'2" overall, netting to a gross internal area of 126.62sq.m/1,363sq.ft.

Price guide and terms

Offers in the region of £35,000pa are invited (inclusive of a buildings insurance contribution and upkeep of the common parts), under an effectively full repairing and insuring lease of negotiable term. An initial rent-free period is negotiable depending on the overall lease term, break option requirements and the tenant's covenant strength.

Business Rates

Rateable Value (April 2017) - £To be assessed on completion of tenant's fit out. The Small Business Rate Multiplier for 2021/22 is x 0.499 = £TBA payable.

VAT

We understand VAT is payable in addition.

Services

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

EPC rating

To be assessed.

Local planning and rating authority

Vale of White Horse District Council

135 Eastern Avenue, Milton Park, Milton, Abingdon OX14 4SB

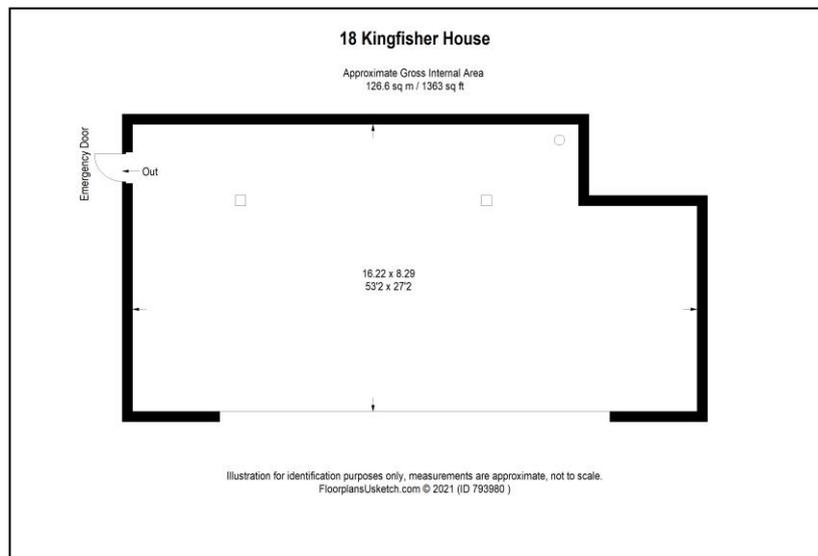
Tel: 01235 422422

Viewing

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

Agent's notes

1. The premises are offered in a shell and core condition only.
2. Use under Use Class E(b) Sale of food and drink for consumption mostly on the premises, E(d) Indoor sport, recreation or fitness, or E(g)(iii) Industrial processes is not permitted.
3. Address – 18, Kingfisher House, Limborough Rd, Wantage OX12 9YN.



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

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.