

TO LET Town centre retail/Use Class E premises at 17, Newbury Street, Wantage, southern Oxfordshire



General description

Ground floor, lock-up retail/Use Class E Commercial, Business and Service premises in Wantage town centre fronting busy Newbury Street.

Location

Wantage, along with nearby Grove, is a rapidly growing and affluent former market town in southern Oxfordshire, approximately 15 miles southwest of Oxford and located at the junction of the A338 and A417, approx. 6 miles west of the A34 "Milton Interchange". The shop is on the east side of Newbury Street, which is the sole route in and out of the town centre on the south side.

Accommodation (all dimensions approximate)

Primary sales area (slightly irregular shape) – 10.70m/35'1" deep overall x 5.98m/19'7" wide, narrowing to 4.55m/14'11" wide at the rear, steps up to the...

Secondary sales area – 2.11m/6'11" x 2.09m/6'10", doorway off to the...

Rear storeroom (irregular shape) – 7.00m/23'0" x 5.08m/16'8" overall with emergency exit off.

Off the sales area – doorway to a cloaks lobby, the kitchen (1.74m/5'6" x 1.52m/5'0") and separate wc.

Price guide and terms

Rental/leasehold only at £15,000.00pa exclusive of any other tenant's outgoings, under an effectively full repairing* and insuring lease of negotiable term. *See Agent's note below.

Business Rates

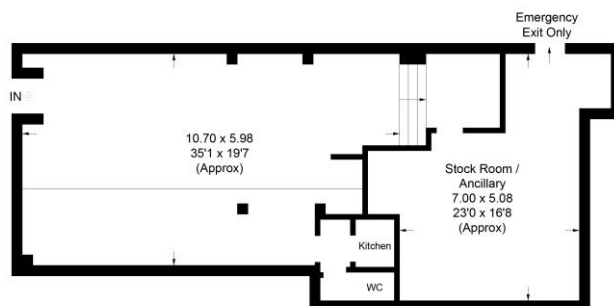
Rateable Value (April 2023) £12,250. Small Business Rate Multiplier for 2023/24 is x 0.499 (= £6,112.75 payable) but, as the RV is between £12,000 and £15,000 there should be a substantial discount available subject to eligibility. Please contact VWHDC directly for confirmation.

VAT

We understand that VAT is not payable in addition.

17 Newbury Street

Approximate Gross Internal Area = 102.7 sq m / 1105 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. (ID941550)

References

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

Utility services

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

EPC rating

C/65. Full details on request.

Local planning and rating authority

Vale of White Horse District Council

Abbey House, Abbey Close, Abingdon OX14 3JE Tel: 01235 422422

Viewing

By prior appointment with the sole letting agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk

*Agent's note

Effectively full repairing – the tenant has the direct responsibility for maintaining the interior of the premises and the shop frontage. A proportional contribution towards the overall upkeep of the remainder of the exterior and the buildings insurance policy for the whole of 13-17 Newbury Street, in common with the other tenants, is then payable in addition. Full details on request.

33 Market Place, Wantage, Oxon OX12 8AL

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GREEN & CO

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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.