

**LOCK-UP SHOP PREMISES AT
13 MILL STREET, WANTAGE IN
SOUTHERN OXFORDSHIRE.**



General description

Double fronted, ground floor shop premises in busy Mill Street (A417), in Wantage town centre.

Location

The rapidly growing Market Town of Wantage, along with nearby Grove, in affluent southern Oxfordshire located at the junction of the A338 and A417, approximately 15 miles southwest of Oxford. The shop is on the south side of Mill Street, virtually opposite the Angel Walk cut through to Kings Park shopping centre and within walking distance of a public car park .

Accommodation (all dimensions approximate)

A simple, open plan space with a net internal area of 24.51sq.m./292sq.ft. with a wc off. Maximum dimensions 5.50m x 5.34m/18'0" x 17'6".

Permitted uses

As per the very flexible Use Class E Commercial, Business and Service.

Price guide and terms

Rental/leasehold only at £6,000pa exclusive of any other tenant's outgoings, under an effectively full repairing and insuring lease of negotiable term.

References

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

Business Rates

Rateable Value (April 2017) £5,500. Small Business Rate Relief Multiplier for 2022/23 is x 0.499 (= £2,744.50 payable) but, as the rateable value is below £12,000 there should be £Nil rates payable. Please contact VWHDC directly for confirmation.

VAT

We understand the premises are elected in for VAT purposes and therefore VAT is payable in addition to the rent.

Services

Mains water, electricity and drainage are connected. Telephone/broadband by subscription.

EPC rating

C/75. Full details available on request

Local planning and rating authority

Vale of White Horse District Council

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

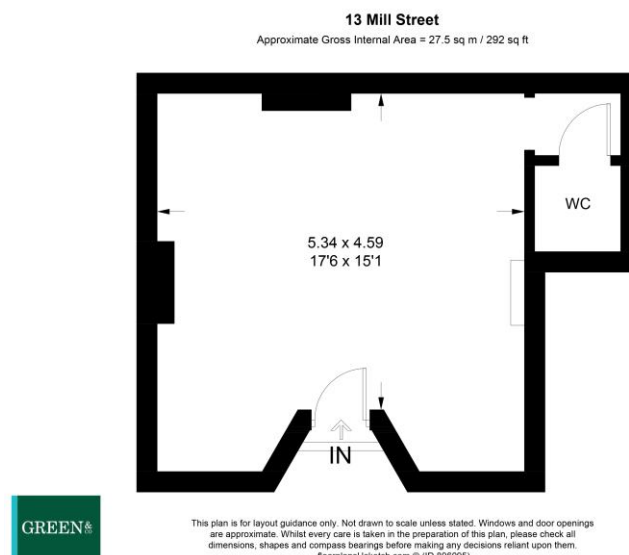
Tel: 01235 422422

Viewing

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

Agent's notes

1. Availability – immediate.
2. Post code OX12 9AB



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.