

TO LET Shopping Centre retail premises at 2, Kings Walk, Limbrough Road, Wantage in southern Oxfordshire.



General description

Modern/purpose-built, ground floor Use Class E: Commercial, Business and Service premises with return frontage located in Wantage's principal shopping centre, in the heart of the town centre.

Location

The historic market town of Wantage, along with nearby Grove, is located in affluent southern Oxfordshire approximately 15 miles southwest of Oxford at the junction of the A338 and A417, approx. 6 miles west of the A34 "Milton Interchange" near Didcot. Both are growing rapidly in population terms which is set to continue for several years.

The premises are situated on the north side of Kings Walk, just off Grove Street and adjacent to a Sainsbury superstore plus Cleggs Pharmacy, Boots Opticians and W H Smith. Kings Park also hosts a number of other branded and independent retailers and features the town centre's largest car park.

The accommodation (all dimensions approximate)

Net internal area (irregular shape) approx. 659sq.ft/61.26sq.m in total. A single door leads off the main sales area to the kitchen area & WC which has rear pedestrian access.

Price guide and terms

Rental/leasehold only at £1,833.33pcm/£22,000p.a exclusive of any other tenant's outgoings, under an effectively full repairing and insuring lease of negotiable term. A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. VAT.

Business Rates

Rateable Value - £21,250 (April 2023). The Small Business Rate Multiplier for 2025/26 is x 0.499 (= £10,603.75 payable). Depending on actual use 40% Retail Rate Relief is claimable in '25/26. Please contact VWHDC (details overleaf) directly for confirmation.

VAT

We understand that VAT is payable in addition.

Service charge

A periodic contribution to the upkeep of the common parts of Kings Walk and buildings insurance is payable in addition to the rent. Details available on request.

Utility services

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

EPC rating

C/51. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, Oxon OX14 3SE.

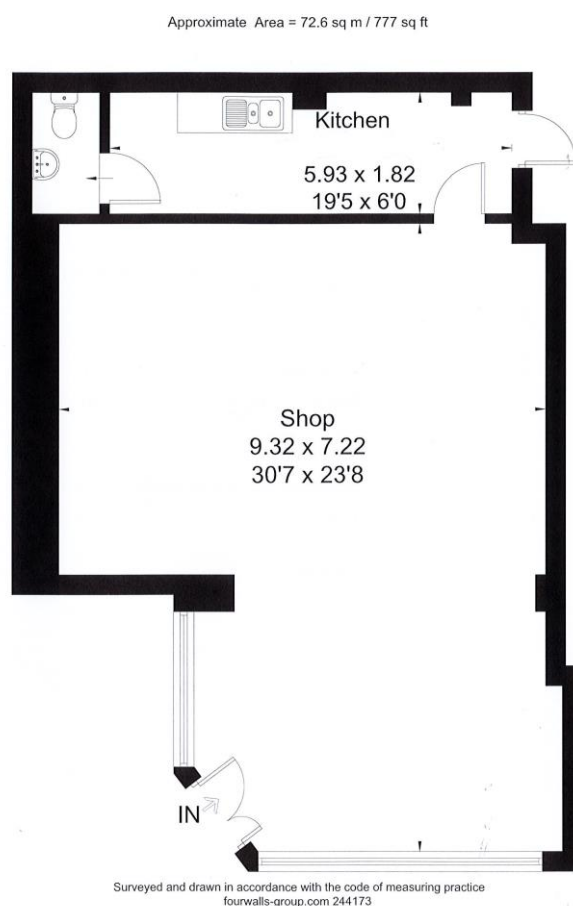
Tel: 01235 422422

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. OM or email oliver.martin@greenand.co.uk

Agent's notes

1. Postcode OX12 9AJ



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.

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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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