

TO LET Enclosed yard/storage facility to the rear of 27 High Street (Co-op), Stanford in the Vale, Faringdon, in southwest Oxfordshire.



General description

A lockable yard/storage facility recently re-surfaced with two storage containers available, if required and by separate negotiation.

Location

Stanford in the Vale, near Faringdon in southwest Oxfordshire is situated approximately 2.75 miles southeast of the A420 (for Oxford & Swindon/M4), astride the A417 Faringdon to Wantage road (Wantage/A338 approximately 5.5miles).

The yard is situated behind 'the Co-op' store off High Street in the heart of the village.

Accommodation (all dimensions approximate)

A newly surfaced, level yard/storage area with maximum dimensions of 19.33m deep overall x 18.58m (63'4" x 60'9") wide = a gross area in excess of 350sq.m/3,767sq.ft. Gated access allowing a vehicle width of 3.10m but which can be enlarged. The two, steel storage containers are 20ft x 8.5ft.

Permitted use

As per Use Class B8 Storage and distribution of the Use Classes Order 1987 and as amended since. But, prospective tenants must please satisfy themselves that their proposed use will be compliant with planning law.

Price guide and terms

Rental only, at £583.33pcm/£7,000.00p.a. exclusive of any other tenant's outgoings, under a self-approvable Licence to Occupy agreement for a maximum initial period of 24 months.

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

Business Rates

£TBA. The yard is not presently subject to non-domestic rates.

VAT

We understand that VAT is not payable in addition.

Utility services

There are no mains services connected to the site. If required, an electricity supply could be installed by separate negotiation.

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 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. what3words: [intrigued.flats.fruits](https://www.what3words.com/) or postcode SN7 8LH.



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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 2018

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