

RETAIL PREMISES TO LET


wild
PROPERTY CONSULTANCY

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Wallingford
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LOCATION

Wallingford is a bustling market town in south Oxfordshire with a number of specialist shops. Many of the car parks offer free parking. Wallingford's retail attraction is both its charm and specialist nature of its shops. There is a town centre Waitrose providing a popular supermarket with large car park in the heart of the town centre. The subject property is a prominent unit situated at the junction of the High Street and the pedestrianised St Mary's Street. Other retail businesses in the immediate vicinity include two independent café's, a pub, Clark's shoes, picture framer, household and gifts, a long established hard ware store and a newly opened vintage shop specialising in ladies wear.

ACCOMMODATION

The property has the following areas:

Ground Floor Shop:

Section 1: 17.44 sq m	188 sq ft
Section 2: 16.71 sq m	180 sq ft
Total: 34.15 sq m	368 sq ft

TENURE

The property is available on a new lease for a term of years to be agreed. A tenant would be liable towards the repair of the premises and for payment of a proportion of the building insurance.

The shop is available to rent on a new lease at a rent of £9,000 p.a.

There is no VAT charged.



DESCRIPTION

The subject property provides a ground floor return fronted shop in two sections.

BUSINESS RATES

The Rateable Value of the property is £7900. The expected rates payable by a business claiming Small Business Rates Relief would be in the region of £1,300 p.a. Interested parties are recommended to check with South Oxfordshire District Council on 0845 3005562 or via email sodc.businessrates@secure.capita.co.uk

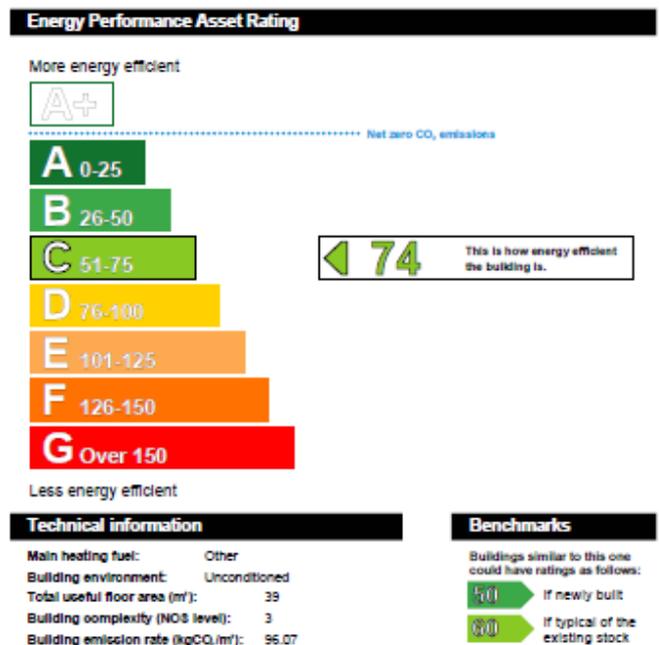
VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

FURTHER INFORMATION

Is available from Neil Wild
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www.wild-property.co.uk

ENERGY PERFORMANCE CERTIFICATE



Wild Property Consultancy Ltd

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