

# RETAIL PREMISES TO LET

  
**wild**  
PROPERTY CONSULTANCY

3 Newbury Street,  
Wantage, OX12 8BU

A2 use permitted  
Car Parking available



**01295 817 606**  
wild-property.co.uk



STREET SCENE



SALES AREA

## LOCATION

Wantage is a bustling market town in south Oxfordshire. Its retail attraction is both its charm and specialist nature of its shops. Many of the car parks offer free parking. In addition there is a town centre Sainsbury's and Waitrose providing two popular town supermarkets each with large car parks available for town centre shoppers.

The property is situated just off the Market Place on Newbury Street. Other businesses in the immediate vicinity include Nat West Bank, Subway, Domino's Pizza, two independent café's, a pub, and an independent ladies wear shop.

## DESCRIPTION

The subject property provides ground floor premises which have been used as an estate agents. There are toilet facilities at the back and access to a private car park serving these premises as well as the adjacent business and residential occupiers. Four parking spaces are available.

## ACCOMMODATION

The property comprises a ground floor shop. It has the following areas and dimensions:

<b>Internal Width</b>	16 ft 6 ins	5.04 metres
<b>Built Depth</b>	36 ft 1 ins	11 metres
<b>Ground Floor Sales</b>	597 sq ft	55.44 sq m
<b>Kitchen</b>	75 sq ft	6.97 sq m
<b>Corridor storage</b>	53 sq ft	4.88 sq m
<b>Total Building</b>	725 sq ft	67.29 sq m

Floor plans are available.

**Wild Property Consultancy Ltd**

**Banbury:** The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | F: 01295 817601

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## TENURE

The property is available on a new full repairing lease for a term of years to be agreed. A tenant would be liable for a service charge as a contribution towards the repair of the building and maintenance of the car park and for of a proportion of the building insurance.

The shop is available on a new lease at a rent of £18,000 p.a. This includes two of the parking spaces. An additional two spaces are available by separate negotiation at £500 per annum per space.

There is no VAT charged by the current owner.

## BUSINESS RATES

The Rateable Value (RV) of the property is £11,500 which will apply 2016/17. From April 2017 a new Rateable Value will apply and the draft RV is £13,750. The RV is not the annual rates payable. The Government set a multiplier. Small Business Rates Relief may be applicable for qualifying small businesses which will reduce the business rates liability. Interested parties are recommended to check with the Vale of White Horse District Council on **0845 300 2839** or via email **vowh.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

t: 01295 817606

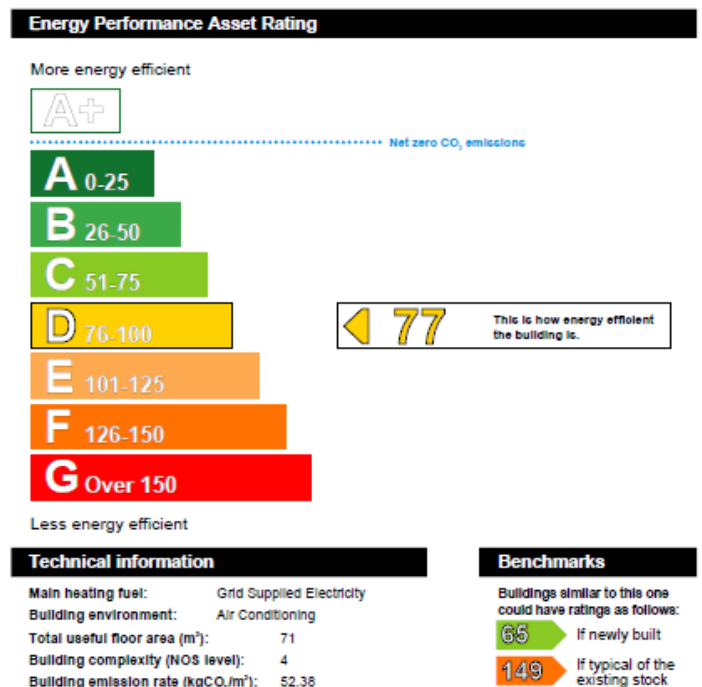
m: 07801 164034

e: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

[www.wild-property.co.uk](http://www.wild-property.co.uk)



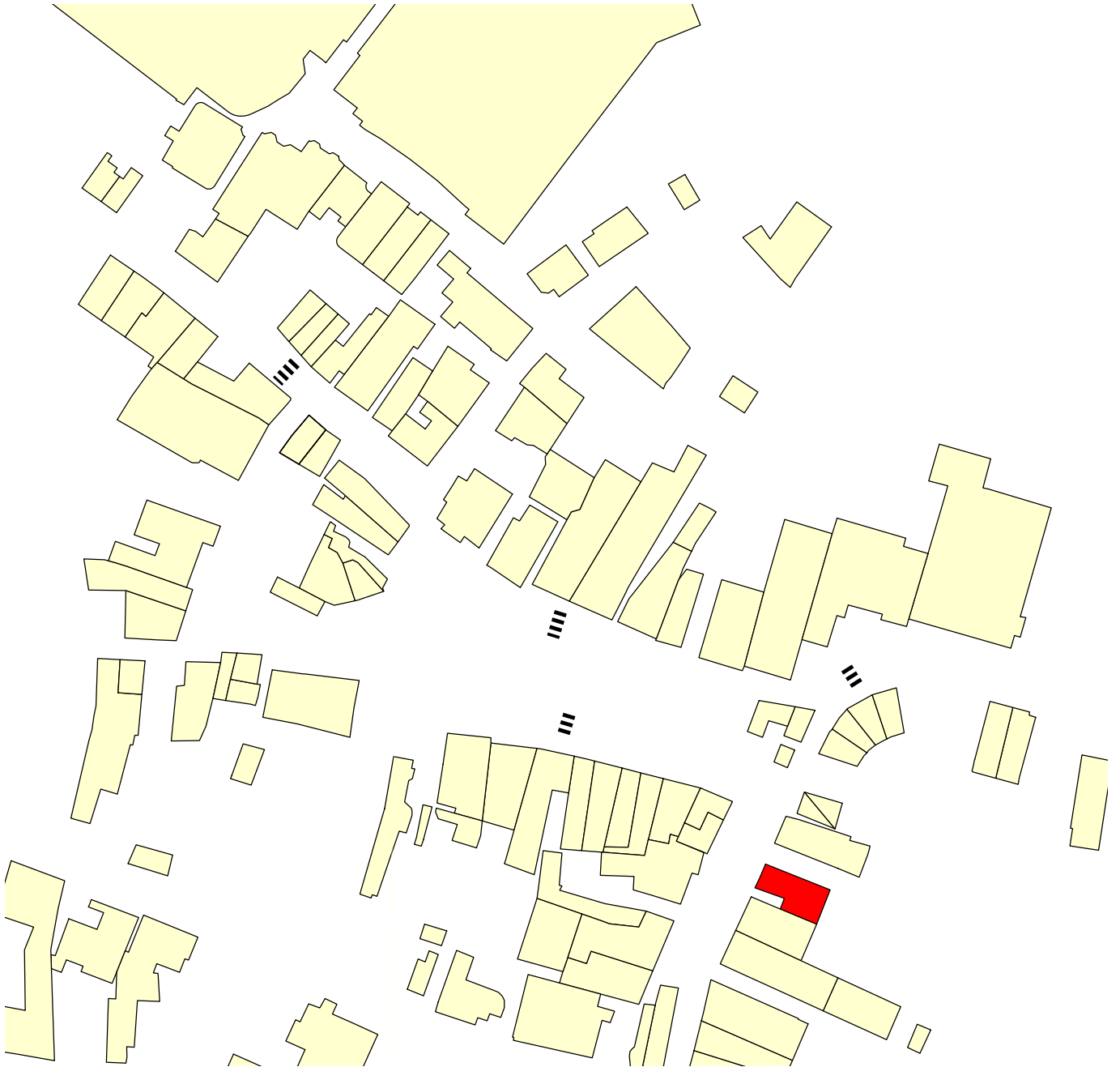
## ENERGY PERFORMANCE CERTIFICATE



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