

RETAIL PREMISES TO LET



1 St Mary's Street
Wallingford
OX10 0EL



01295 817 606
wild-property.co.uk

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 situated on the pedestrianised St Mary's Street forming an attractive route between the High Street and the Market Place. Other retail businesses in the immediate vicinity include two independent café's, a pub, Clark's shoes, independent ladies wear, a long established hard ware store and a newly opened vintage shop specialising in ladies wear.

ACCOMMODATION

The property has the following areas and dimensions:

Internal Width: 10.60 m	34 ft 9 ins
Shop Depth: 6.50 m	21 ft 4 ins
Ground Floor Shop: 62.15 sq m	669 sq ft
Lower Ground: 49.40 sq m	532 sq ft
Total: 111.55 sq m	1,201 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 £20,000 p.a.

There is no VAT charged.



DESCRIPTION

The subject property provides a double fronted ground floor shop with attractive shop front, stripped wooden floors with a very useable lower ground floor.

BUSINESS RATES

The Rateable Value of the property is £15,750. The likely rates payable by a business would be in the region of £7,500 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

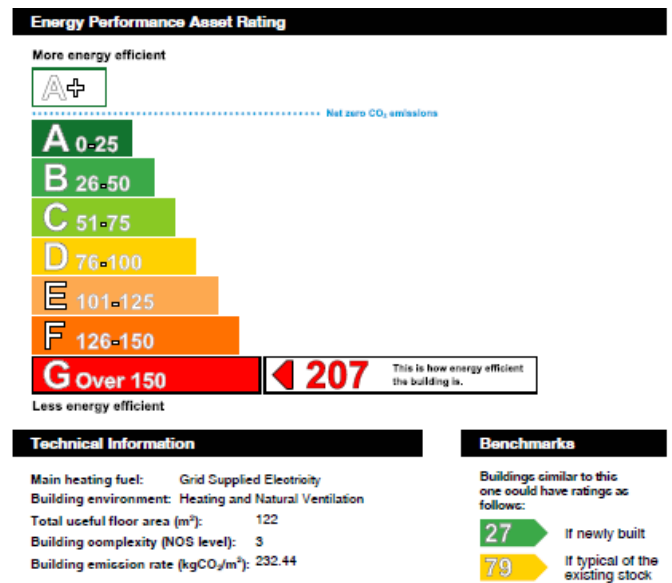
VIEWINGS

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
t: 01295 817606
m: 07801 164034
e: neil@wild-property.co.uk
www.wild-property.co.uk

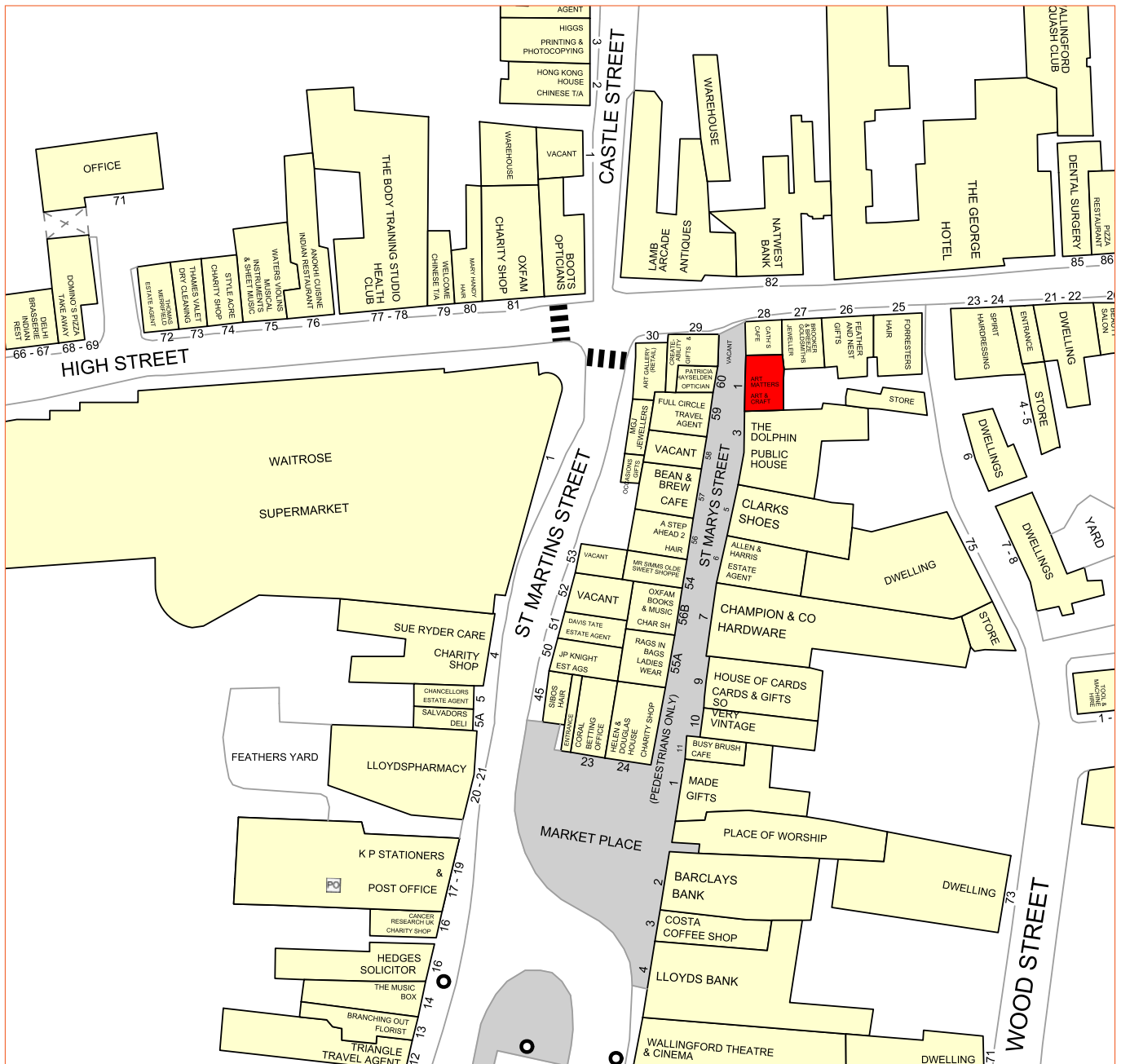
ENERGY PERFORMANCE CERTIFICATE



Wild Property Consultancy Ltd

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