

RETAIL PREMISES TO LET



3 Newbury Street,
Wantage, OX12 8BU

A2 use permitted
Car Parking available

Potential for
Residential Unit
at First Floor
(subject to consents)



EXAMPLE OF A NEW SHOP FRONT

01295 983 333
wild-property.co.uk



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 on Newbury Street facing towards the Market Place which has a good range of national businesses represented such as Fat Face, Costa, Wildwood, Savers, Boots and Nationwide. Newbury Street itself includes Subway, Domino's Pizza, an estate agents and two independent coffee shops.

DESCRIPTION

The subject property provides ground floor premises which was previously the Nat West Bank. The front page photo shows an example of the frontage with a new shop front installed. This is an example only to demonstrate what could be achieved if the bank's frontage is replaced. The property has a useable basement and a first floor. At the rear is a private car park with parking available. Subject to consents there is scope to make changes and utilise the first floor as self-contained a residential unit.

ACCOMMODATION

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

Gross Frontage:	8.0 metres	
Internal Width:	7.40 metres	
Built Depth:	18 metres	
Ground Floor:	1,400 sq ft	130 sq m
First Floor ancillary:	500 sq ft	46 sq m
Basement:	400 sq ft	37 sq m
Total Building	2,300 sq ft net	214 sq m

Floor plans are available.

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Commercial Property | Chartered Surveyors | Asset Management | Investment

TENURE

The property is currently held on a lease by National Westminster Bank until June 2025 at a current rent of £24,300 p.a. There is a rent review due in 2020. The lease is available for assignment or alternatively a new sub lease could be granted, subject to landlord's consent.

An in-going tenant will be responsible for the repair of the premises and pay a service charge towards the repair of the building and maintenance of the car park and for of a proportion of the building insurance.

There is no VAT charged by the current owner.

BUSINESS RATES

The Rateable Value (RV) of the property is £28,000. The RV is not the annual rates payable. The Government set a Multiplier which is currently approximately 50% of the RV. Interested parties are recommended to check with the Vale of White Horse District Council on **0845 300 2839** or via e-mail: **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

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e: neil@wild-property.co.uk

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Or from Lewis Sinclair at Avison Young

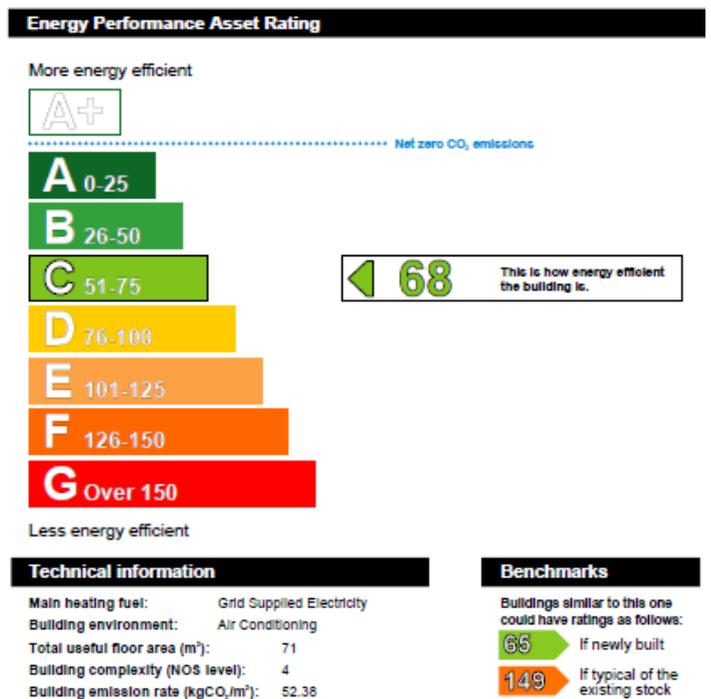
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ENERGY PERFORMANCE CERTIFICATE





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