

Ground Floor Premises, Post Office Vaults,  
Market Place, Wantage OX12 8AT



POTENTIAL FOR CHANGE OF USE  
(SUBJECT TO PERMISSIONS)

**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 fronts the Market Place. Other businesses in the immediate vicinity include a range of national names as well as some of the town's lovely independents.

**Description:** The premises comprise a small ground floor shop with a separate office or store and staff facilities. There is a back door which provides access on to the internal staircase of Post Office Vaults.

**Approximate floor areas:**

Retail Area:	401 sq ft	37.22 sq m
Office:	162 sq ft	15.08 sq m
Store:	40 sq ft	3.69 sq m
<b>TOTAL</b>	<b>603 sq ft</b>	<b>56 sq m</b>

**Planning:** The premises are a shop and have A1 Planning Consent. The premises are Listed.

**Business Rates:** The premises have an RV of £13,500 and as a result would be suitable for an application to the Vale of White Horse District Council for partial Small Business Rates Relief. If successful the expected annual rates payable is £3,400.

<http://www.whitehorsedc.gov.uk/services-and-advice/business/business-rates/business-rates-relief/small-business-rate-relief>

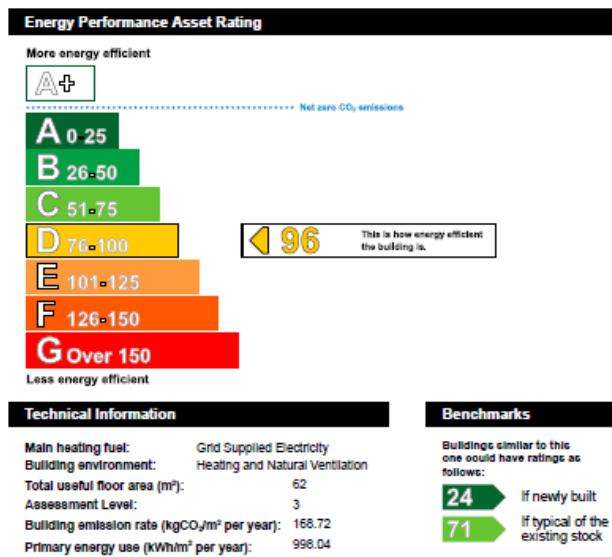
**Rent:** The rent is £13,250 p.a. but this is negotiable.

**Lease:** There is an existing lease in place between the landlord of the building and Scrivens Opticians. However there is a good opportunity for a new lease to be granted. We would expect a lease for a term of at least five years will be required.

**VAT:** The landlord charges VAT on the rent.

**Insurance & Common Parts:** the lease includes provision for payment of a service charge to the landlord and for payment of building insurance to the landlord. The premises attract a charge of 14% of the overall costs incurred by the landlord. The service charge budget is £3,445 plus VAT for the year to September 2018 and the building insurance for the year to August 2018 was £304.

## Energy Performance Certificate:



**Services:** Electric and water is provided to the Premises. Supply costs would be the responsibility of the tenant.

**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

Tel: 01295 817606  
M: 07801 164034  
E: neil@wild-property.co.uk  
www.wild-property.co.uk

## **Important Information:**

We give notice to anyone who may read these particulars as follows; 1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order. 4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. 5. Any areas, measurements or distances referred to are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee. 7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.

October 2018