

TO LET**Prime Retail Premises****30 Market Place, Wantage, Oxfordshire,
OX12 8AJ** Available January 2027**Property Overview**

Prominently positioned ground floor retail premises with an attractive high frontage overlooking Wantage's historic market square. The property is currently operating as a café and benefits from Use Class E, allowing for a wide range of retail, café, office, and service uses (subject to any necessary consents).

Location

Wantage is a thriving and historic market town in southern Oxfordshire, designated as a key Growth Town. Significant residential development in both Wantage and nearby Grove is driving sustained population growth and increasing commercial demand.

The town is well connected:

- Approximately 6 miles from the A34 (Milton Interchange)
- Around 15 miles south-west of Oxford
- Located at the junction of the A338 and A417

The premises occupy a highly visible position on the western side of Market Place, benefitting from strong pedestrian footfall and town centre activity.

Accommodation Highlights

- Ground floor retail unit
- High street frontage
- Prime central location overlooking Market Place
- Suitable for a variety of uses under Class E
- Currently fitted as a café
- Character premises in historic location
- Strong footfall

Available

January 2027

Rent & Lease Terms

- £19,000 per annum (exclusive)
- Available on an effectively full repairing and insuring lease
- Lease term negotiable

Business Rates

Rateable Value: £19,750 (April 2026)

Multiplier: 0.382

Payable: £7,544.50 per annum (before reliefs)

Applicants should verify details with Vale of White Horse District Council.

VAT

The property is not elected for VAT.

Services

- Mains water
- Electricity
- Drainage
- Telecoms/broadband available by subscription

Planning & Building Information

- Located within a Grade II Listed Building
- Situated in a designated Conservation Area

Energy Performance Certificate

- EPC Rating: C (66)

Viewing & Further Information

Strictly by appointment through the sole agent:
Green & Co Commercial & Development Agency

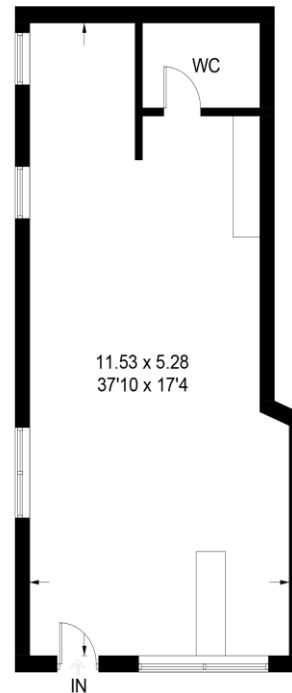
☎ 01235 763417 (Ref: JC)

✉ james.carroll@greenand.co.uk



Marmalade

Approximate Gross Internal Area = 57.0 sq m / 613 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Fourlabs.co © (ID1306227)

Directions

The property is located in Wantage town centre under the name "Marmalade", fronting Market Place.



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

www.greenand.co.uk

GREEN & CO

Buyers must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER RIGHTS ACT 2015

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.