

TO LET Town centre retail/Use Class E premises at 18B Wallingford Street, Wantage, southern Oxfordshire



681 SQ FT / 63.3 SQ M

£1,350 PCM

EPC C / 54

General description

Double-fronted, split-level ground-floor shop premises extending to approximately 681 sq ft (63.3 sq m). The accommodation comprises two interconnecting retail areas, a kitchenette and separate WC, with separate entrances from Post Office Lane. The premises are established within Use Class E (Commercial, Business and Service), making them suitable for a variety of retail, office and service-based uses, subject to any necessary consents.

Asking Price

Available at an asking rent of £16,200 per annum (£1,350 per calendar month), exclusive of the tenant's other outgoings.

Location

The property occupies a prominent town-centre position at the junction of Wallingford Street and Post Office Lane, within Wantage's established shopping area.

Wantage is a thriving and expanding former market town in southern Oxfordshire, approximately 15 miles south-west of Oxford. The premises are conveniently located for the town's shops, services, public car parks and other local amenities.

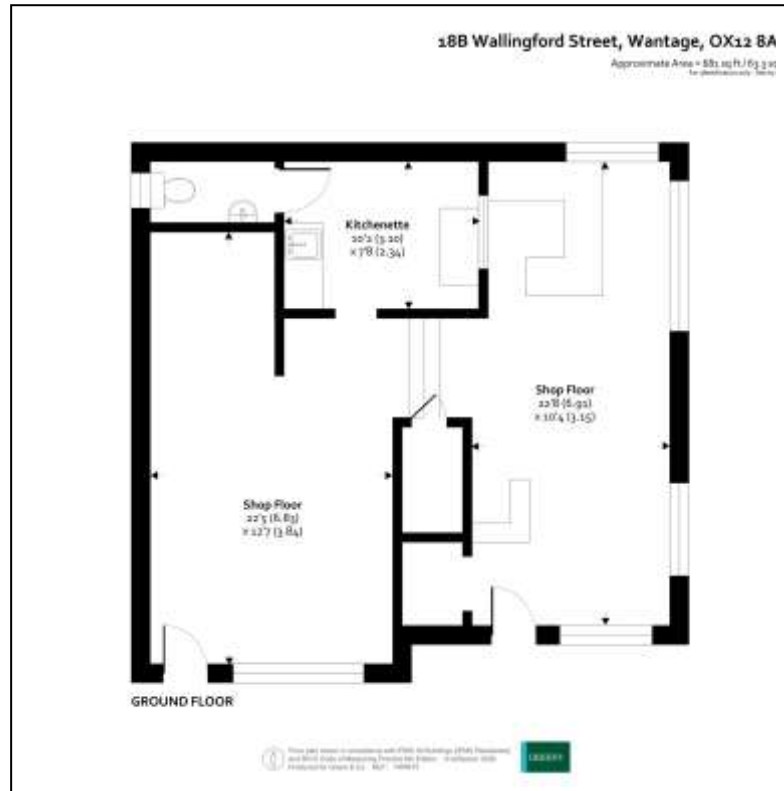
The town benefits from road connections via the A417 and A338, with the A34 accessible approximately six miles to the east.

Business Rates Rateable Value:

£12,000. Interested parties should contact Vale of White Horse District Council to confirm the rates payable and whether any relief is available.



BRIGHT, FLEXIBLE RETAIL SPACE IN A CENTRAL WANTAGE LOCATION



Utility services

Mains water and electricity are connected. Gas central heating is installed. Telephone/broadband by the tenant's own subscription.

EPC rating

C/54. Full details available on request. Use

Established Use Class E - Commercial, Business and Service. Prospective occupiers should make their own enquiries regarding their intended use.

Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon OX14 3JE. Tel: 01235 422422.

Viewing

By prior appointment with the sole letting agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday. Tel: 01235 763561 or email james.carroll@greenand.co.uk.

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GREEN & CO

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