COMMERCIAL AND DEVELOPMENT AGENCY

16 Mill Street

Wantage, Oxfordshire OX12 9AQ

Freehold investment for sale



Guide price	Accommodation
£400,000	Two ground-floor shops and a first-floor one-bedroom flat

The property

A two-storey Grade II listed building on Mill Street in central Wantage. The ground floor comprises two commercial units (Use Class E), with a separately accessed one-bedroom flat above.

Location

The property is on the north side of Mill Street (A417), near Kings Park Shopping Centre and within walking distance of town centre car parks. Wantage lies approximately 6 miles west of the A34 Milton Interchange and 15 miles south-west of Oxford.

Accommodation and sale terms

Accommodation	Approximate GIA	Rent and occupation
Larger shop · 16 Mill Street	74.7 sq m / 804 sq ft	£12,000 pa exclusive reported. Occupancy and lease terms to be confirmed.
Smaller shop · 16A Mill Street	32.3 sq m / 348 sq ft	£7,800 pa exclusive. Trading as Roly's Revived barber shop.
First-floor flat	53.9 sq m / 580 sq ft	£7,800 pa. Let to a single occupier on a periodic tenancy.

Tenancies

The smaller shop is reported to have approximately four years remaining. The larger shop is shown trading as Fresh Mart in the frontage photograph. Its current occupancy, rent and lease terms are subject to confirmation.

Price and tenure

Unconditional offers are invited at a guide price of £400,000 for the freehold interest in the whole. We understand VAT is not payable in addition.

Business rates and council tax

The April 2026 rateable values were £7,000 for the smaller shop and £10,500 for the larger shop. The flat is in Council Tax Band A. Rates and council tax are payable by the occupiers. The local authority is Vale of White Horse District Council.

Services and energy performance

Mains water, electricity, gas and drainage are connected. A single boiler serves the building's radiator central heating. EPC ratings are C (63) for the commercial accommodation and D (66) for the flat. Full details are available on request.

Viewing

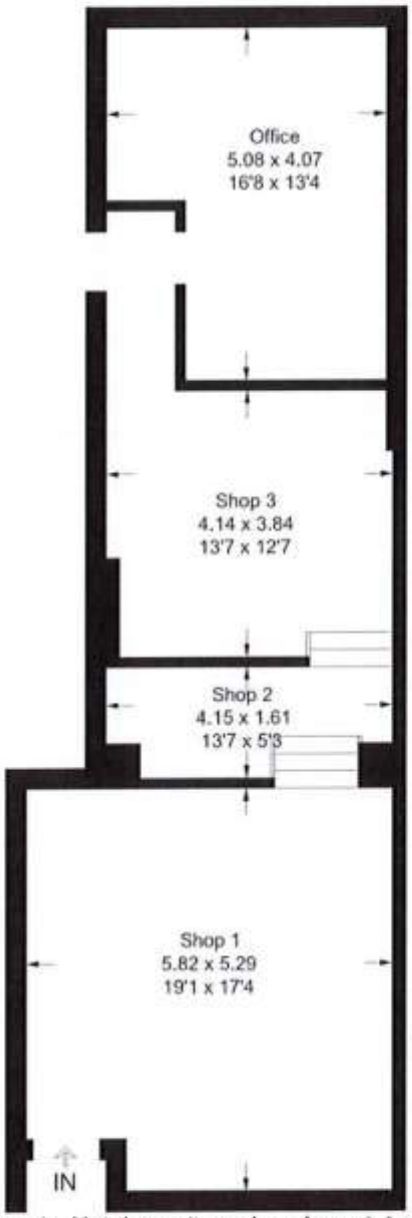
By prior appointment with the sole agent, Green & Co, Monday to Friday from 9am to 6pm. Contact James Carroll on 01235 763651 or at james.carroll@greenand.co.uk.

Areas are approximate. Buyers should verify dimensions, tenure and any features they intend to rely on. Green & Co has not tested the services, fixtures or equipment. Items shown in photographs are included only where specifically stated.

Larger shop floor plan

16 Mill Street

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft

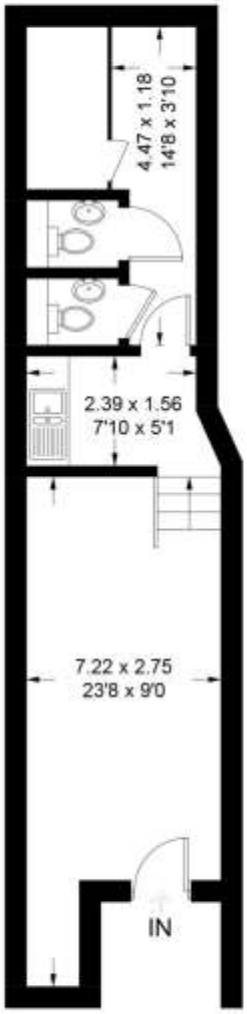


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
floorplansUsketch.com © (ID970692)

Smaller shop floor plan

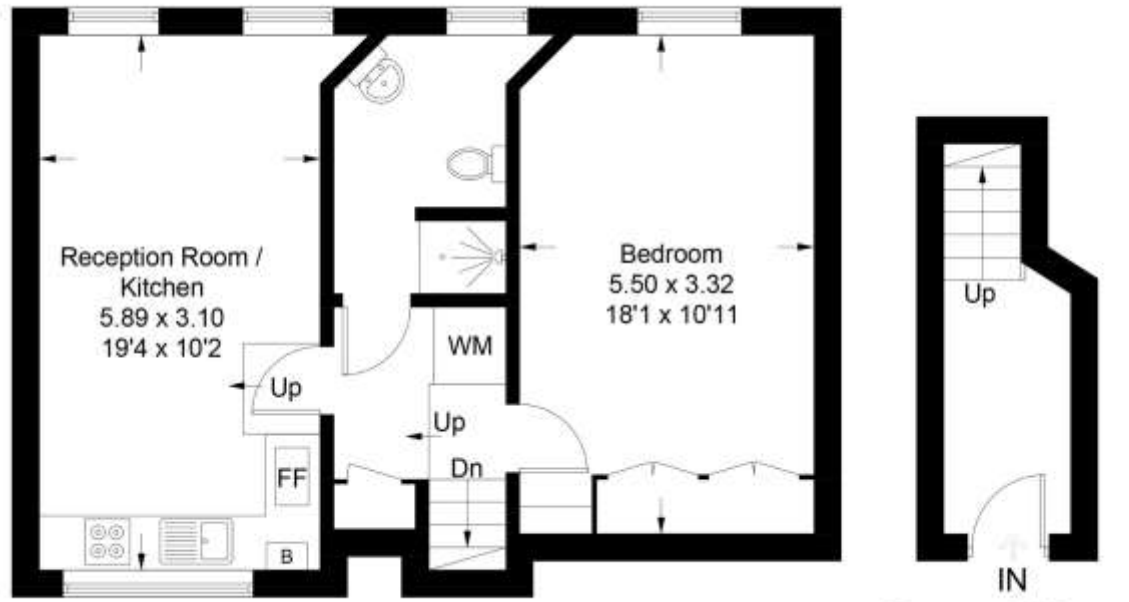
16A Mill Street, Wantage, OX12 9AQ

Approximate Gross Internal Area = 32.3 sq m / 348 sq ft



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First-floor flat floor plan



Approximate Gross Internal Area
53.9 sq m / 580 sq ft

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