



## COMMERCIAL PROPERTY TO LET



## Market Place

Wantage OX12 8AT

- Prime High Street location
- 30sq.m of space
- Ground floor
- Two distinct areas
- Character features
- Windows on three sides
- Immediately available



Price £950 pcm  
Available: To be confirmed



### Property Description:

Situated on the ground floor of the historic Post Office Vaults on Wantage Market Place, this unit will provide a flexible option, ideal to a new startup business having two connected but distinct areas. The space is well presented, bright and airy with windows on three sides as well as a door to the communal areas. The building lies in the heart of the main shopping area of the town amongst local businesses and larger chains such as Boots, Savers and is opposite Waitrose supermarket.

The unit has most recently been used by Simpsons Estate Agents

There are shared facilities that include a unisex WC.

### Rooms:

Front sales area  
5.47m (17'11") Max x 2.54m (8'4") Max

Rear sales area  
4.37m (14'4") Max x 3.44m (11'3") Max

### VAT:

VAT will be payable on the monthly rent

### Lease details:

Negotiable but we will propose an initial 5 year term

### Deposit:

3x monthly rent

### Tenant Repairs:

Internal repairing with a contribution to service charges for the upkeep of the building

### Insurance:

Tenant to insure contents only and plate glass windows

### Local Authority & Business Rates:

Vale Of White Horse District Council  
RV= £TBC

### EPC:

Energy Performance Asset Rating =E - 110

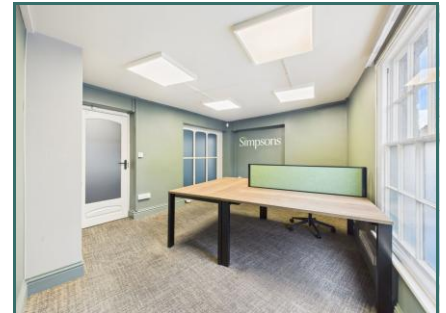
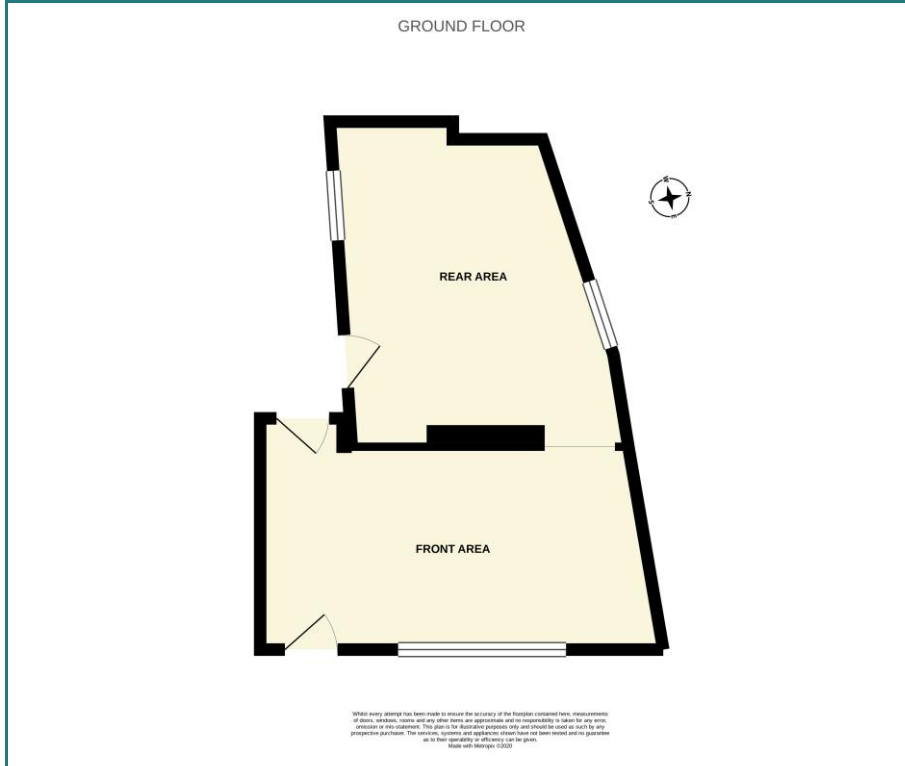
### Letting Fees:

Lease Preparation Fees Limited To £1,000 + Vat

### Directions:

The property is located at the eastern end of Wantage Market Place with ample shopper car parking in the square, except Wednesday & Saturday when weekly markets are held.

### Floorplan: (For guidance only)



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