



36a MARKET PLACE, WANTAGE, OXFORDSHIRE, OX12 8AH

GROUND FLOOR SHOP AND UPPER PARTS TOTTALLING 503 sq.ft.

(46.7 SQ.M)

**TO LET**

# 36A MARKET PLACE WANTAGE, OX12 8AH

## LOCATION

The premises are situated in the centre of Wantage, an attractive market town located approximately fifteen miles to the south west of Oxford and eighteen miles to the east of Swindon. The A417 provides a direct link to the A34 trunk road which provides access to both the M4 and M40 motorways.

## DESCRIPTION

Comprising a small ground floor lobby area with stairs leading to first and second floor office/studio/display space the property offers small and affordable commercial space in the centre of Wantage..

It is in a good secondary trading location overlooking Wantage Market Square. It is a short walk from the main shoppers' car parks.

It is of brick and timber construction with overhanging tiles to the upper parts at the front of the property and dates back to 1884. There is a wooden shop front and door allowing some ground floor display.

## ACCOMMODATION

Ground floor 60 sq.ft. (5.57 sq.m)

First floor 233 sq.ft (21.65) sqm

Second floor 210 sq.ft (19.5 sq/m)

Total 503 sq. ft (46.72 sq.m)

N.B. The dimensions shown above are the approximate dimensions measured at the widest points in each room and to about 5 feet height in rooms with a restricted height to the eaves.

## PLANNING

The property is within the Wantage Town Centre conservation area and is listed. It is within Class E of the use classes order 2020. This means that the premises could potentially be used for a variety of different uses without the need for a formal planning consent. Any change of use from retail would be subject to landlord's approval. Further information can be obtained from the Vale of White Horse District Council

## RATEABLE VALUE

Shop & Premises £3,500 in the 2026 valuation list. This is not the amount you pay.

## TENURE

The property is available on a new effective full repairing and insuring lease for a term to be negotiated, subject to an upward only rent review at the end of each third year.

## RENT

We are instructed to invite rental offers of £9,000 per annum exclusive of all other outgoings and plus VAT if applicable.

## RENT DEPOSIT

The landlord will require a three month rent deposit at the commencement of the lease.

## EPC

An EPC will be supplied.

## VAT

All figures quoted exclude VAT where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal fees incurred as a result of this transaction

## VIEWING

Strictly by appointment through Bruce Raybould

[Braybould@marriottsoxford.co.uk](mailto:Braybould@marriottsoxford.co.uk)

07940 011438



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