

# **TO LET** Workshop/storage facility with parking space/yard area adjoining, off The Cloisters, Wantage, Oxfordshire



## **General description**

A single-storey, lock-up storage facility/workshop with an adjoining yard/parking area situated off a short, no-through road off Market Place in the heart of Wantage town centre.

## **Location**

The rapidly growing, historic market town of Wantage in affluent southern Oxfordshire is located approx. 15 miles from Oxford and 6 miles west of the A34 Milton Interchange near Didcot, at the intersection of the A338 and A417 commuter routes.

The Cloisters is immediately west of Market Place. On foot, walk through between Marmalade and Dolphin Galley and turn right. The premises are behind "The October Club". By car, turn off Newbury Street (A338) turn in to Church Street and then right into The Cloisters opposite the museum.

## **Accommodation** (all dimensions approximate)

**Room 1:** 8.10m x 6.61m (53.54 sq.m/576sq.ft)

**Room 2:** 6.59m x 2.67m (17.59 sq.m/189sq.ft)

**Outside:** Yard area/parking space to the front and left side of the building, accessed via twin gates on the right-hand side of the day centre. Approx.234 sq.m/2,519sq.ft usable.

Note: there is a 1m wide pedestrian right of way in favour of the day centre for maintenance purposes, wrapping around their building.

## **Permitted use**

Storage, light industrial workshop (excluding vehicle repairs and valeting).

## **Price guide and terms**

Rental only, at £495.00pcm for a maximum term of 24 months, under a self-approvable Licence to Occupy agreement.

## **References**

A commercial tenancy application is required and a Licence Fee Deposit of £495.00

## **Business Rates**

Rateable Value £4,200 (April 2023). Small Business Rate Multiplier for 2024/25 is x 0.499 (= £2,095.80)

payable) but, as the rateable value is below £12,000 there should be £Nil rates payable by claiming Small Business Rate Relief. Please contact VWHDC directly for confirmation.

### **VAT**

We understand that VAT is not payable in addition.

### **Utility services**

Mains electricity (single phase), there is no mains water or foul drainage connected.

### **Local planning and rating authority**

Vale of White Horse District Council  
Abbey House, Abbey Close, Abingdon OX14 3JN  
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 only between 9am and 6pm. Tel. (01235) 763561 ref. RH or email [robin.heath@greenand.co.uk](mailto:robin.heath@greenand.co.uk)