



Chartered Surveyors &
Commercial Property Consultants

RETAIL & OFFICE INVESTMENT

FOR SALE

**5 & 5A ST. MARTINS STREET, WALLINGFORD
OXFORDSHIRE, OX10 0AQ**

1,298 SQ FT (120.58 SQ M)



BEST & FINAL BIDS DUE 26TH SEPTEMBER AT 12

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property occupies a prominent position in the centre of Wallingford. The property is situated near to Waitrose, Sue Ryder and Coffee #1.

DESCRIPTION

The property comprises two retail units on the ground floor, one used as a cafe and the other an estate agents office. The property includes first floor offices accessed via the estate agents office.

The cafe includes a seating area to the front, kitchen/prep area, WC and garden to the rear.

The estate agents includes office space with rear garden then internal stairs to first floor offices to include WC and kitchen.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Number 5 Ground Floor	45.61	491
Number 5 First Floor	38.00	409
Number 5a (Cafe)	36.97	398
Total	120.58	1,298

RATING ASSESSMENT

The cafe is let on a 10 year lease from February 2023. The rent under the lease is £15,000 per annum exclusive. There is a tenant break option at year 5. There is a personal concession to the tenants under the lease to pay £12,000 per annum exclusive.

The estate agents is let to Chancellors on a renewed for 10 years from 22nd August 2024 with tenant break and rent review at year 5 at a rent of £16,000 per annum exclusive.

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 41.

PROPOSAL

Offers are sought in excess of £300,000 (Three Hundred Thousand Pounds). VAT is not applicable. **Best & final bids are due by Thursday 26th September at 12 noon.**

LEGAL COSTS

Each party to be responsible for their own legal costs.

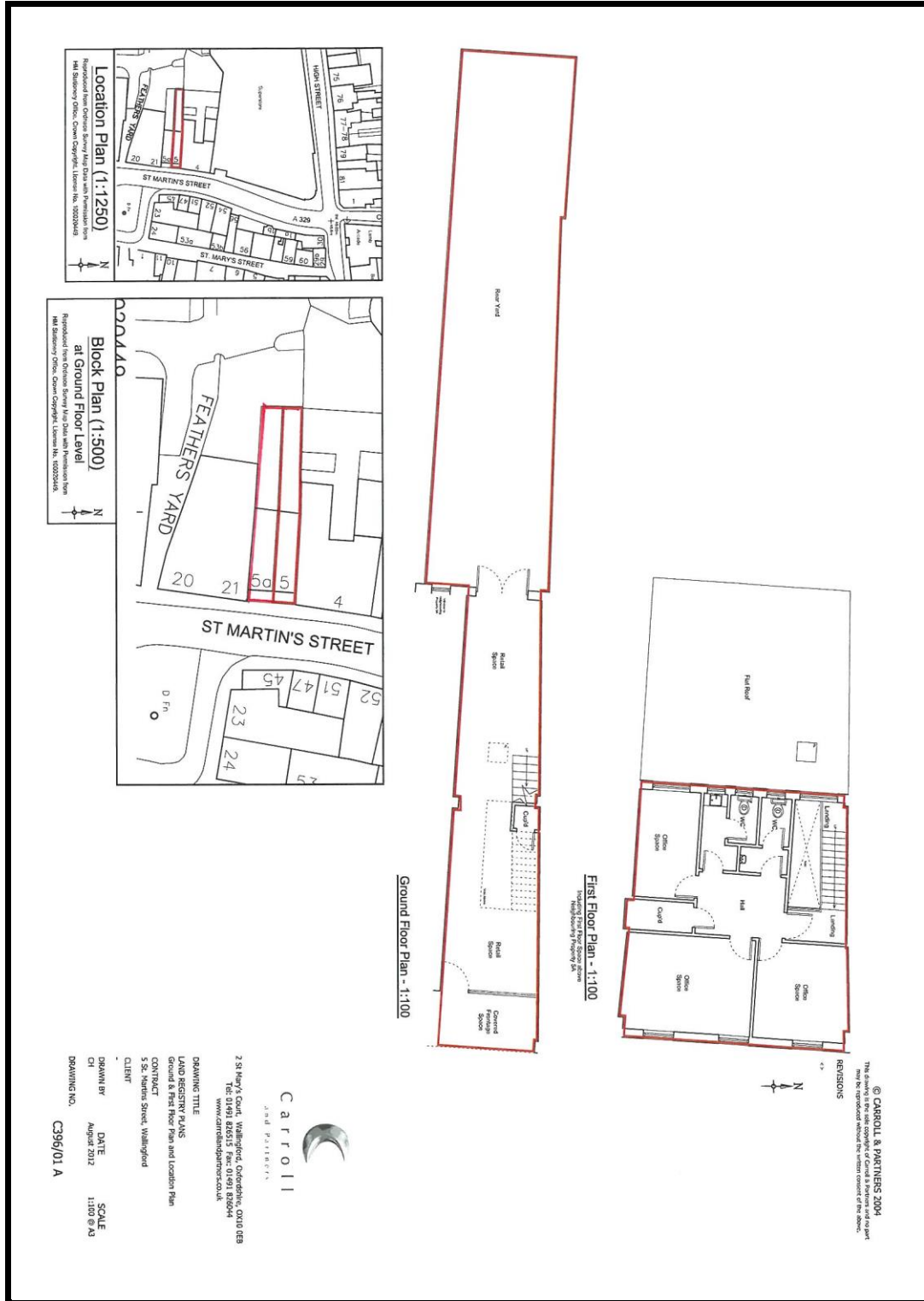
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VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
September 2024



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