

TO LET LATE NIGHT LICENCED PREMISES AVAILABLE (FREEHOLD OFFERS MAY BE CONSIDERED)

DELANEY'S

8-9 The Regents Shopping Mall, Wantage, OX12 8BU



Key Highlights

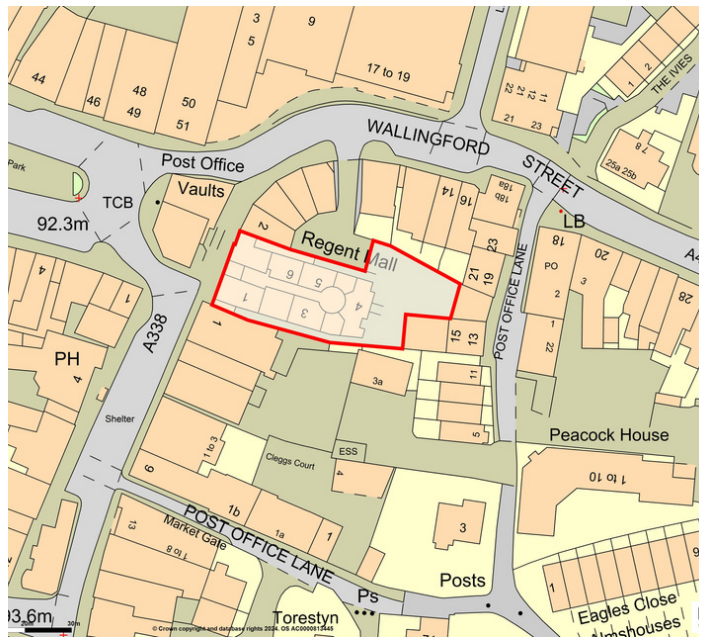
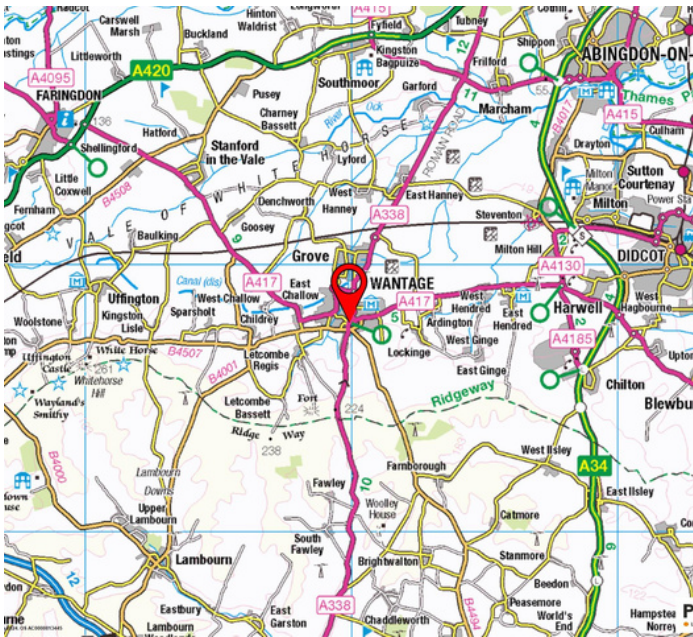
- Well known late night entertainment venue in Wantage town centre in Oxfordshire
- Capacity for approximately 350 customers with 2.30am sale of alcohol permitted Friday & Saturday
- Trading on first floor and mezzanine (approximate GIA 710 M2/7,643 FT2)
- New lease available on terms to be agreed with guide rent £32,000 pax (c.£5.45 per FT2)
- May suit a wide variety of leisure and hospitality uses (subject to consents)
- Freehold offers also considered

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Location

Wantage is a historic market town and civil parish in Oxfordshire, although within the boundaries of the county of Berkshire, it is administered as part of the Vale of White Horse district of Oxfordshire. The town is located 17 miles south-west and north of Oxford and Newbury. The town is home to a typical mix of major high street brands, independent shops, restaurants, entertainment, and historic sites. Wantage has a population of 13,106 (2021 Census).

Property Description

The property known as Delaney's is located at first floor and mezzanine level within The Regent Shopping Mall in Wantage Town Centre. The property benefits from street entrance for customers to the front via Newbury Street and trade access to the rear.

The property is configured as follows:

First floor - spacious reception area with bar-servey, open kitchen-counter and customer WCs leading to the main entertainment area with stage and seating. At mezzanine level is the majority of customer seating, customer WCs and external "smoking/vaping" area in an walled balcony.

Ancillary space includes staff and "green room" and good sized vacant space currently used for storage.

We understand the premises can accommodate up to 350 customers (subject to FRA and licensing conditions).

We understand the approximate Gross Internal Area of the property is as follows:

FLOOR	FT2	M2
All Floors	7,643	710
TOTAL	7,643	710

Terms

Leasehold. A new Full Repairing and Insuring Lease may be granted at an initial rent of £32,000 per annum exclusive of VAT. Terms are to be agreed.

Freehold. Offers may be considered for the benefit of the freehold title ON92216 which includes several long leases for terms of 125 to 999 years. Further details can be provided.

Rateable Value

£23,250 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

Premises Licence

The property benefits from a premises licence (LAPREM/16272/22) which permits the following activities:

Sale of alcohol -

Sunday - Thursday - 12:00 PM to 11:00 PM

Friday - Saturday - 12:00 PM to 02:30 AM

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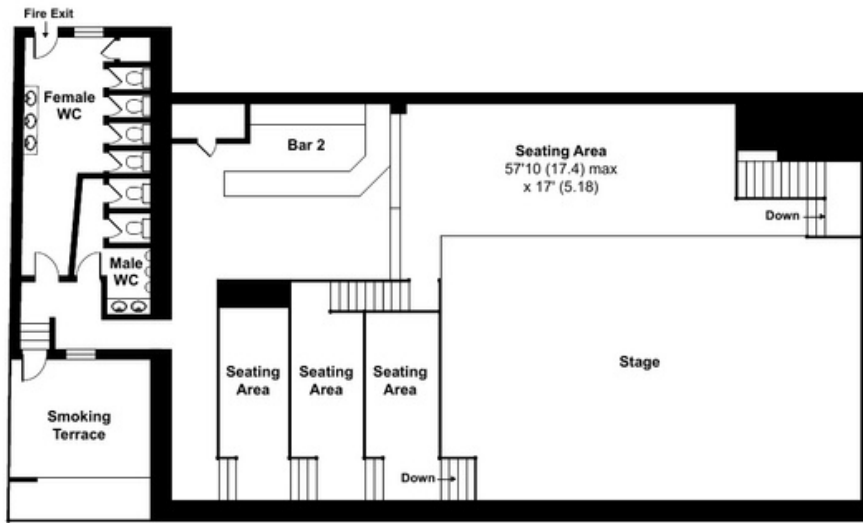
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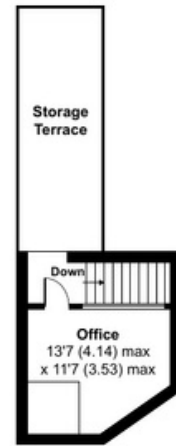
Newbury Street, Wantage, OX12

Approximate Area = 7643 sq ft / 710 sq m

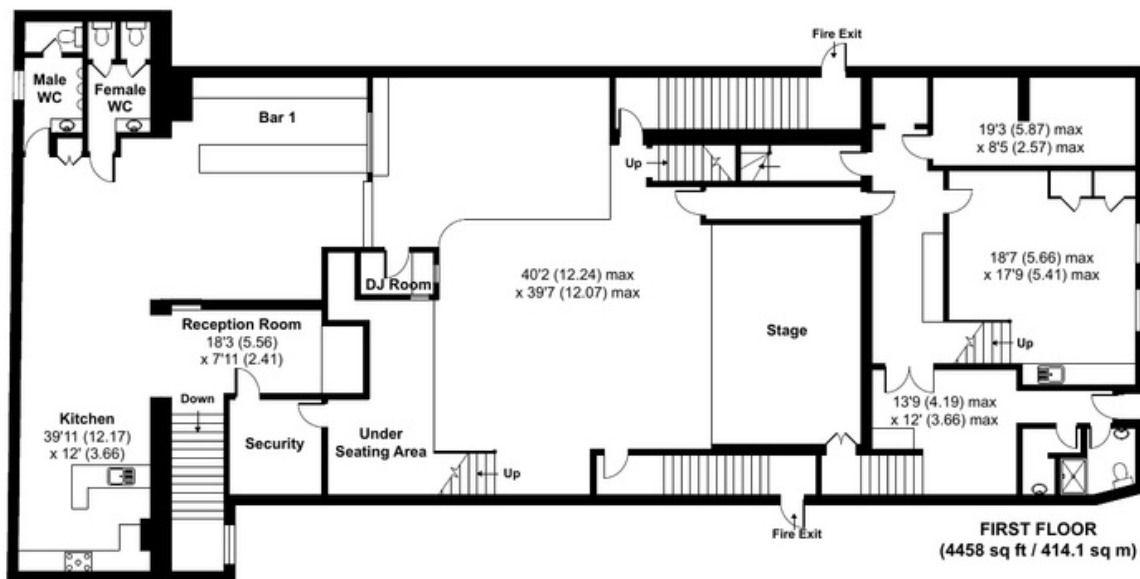
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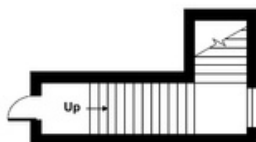
SECOND FLOOR 1
(2848 sq ft / 264.5 sq m)



SECOND FLOOR 2
(209 sq ft / 19.4 sq m)



FIRST FLOOR
(4458 sq ft / 414.1 sq m)



GROUND FLOOR
(128 sq ft / 11.8 sq m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Savills plc (Licensed Leisure). REF: 1105118

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Planning & Conservation

We understand the property has traded as a late night licensed premises. For established planning use under the Town and Country Planning (Use Classes) Order 1987 (as amended), please seek independent advice. The likely uses may be Class E or Sui Generis. The property is not listed and is located in the Wantage Town Centre Conservation Area. The area is administered by the Vale of White Horse District Council.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are exclusive of Value Added Tax and interested parties should seek specialist advice if needed.

Services

We understand all mains services are connected.

Energy Performance

The property has an EPC rating of D-97.

Viewing

Please contact letting agents Savills. Please do not approach the business directly. Viewings are by appointment only.

Contact

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