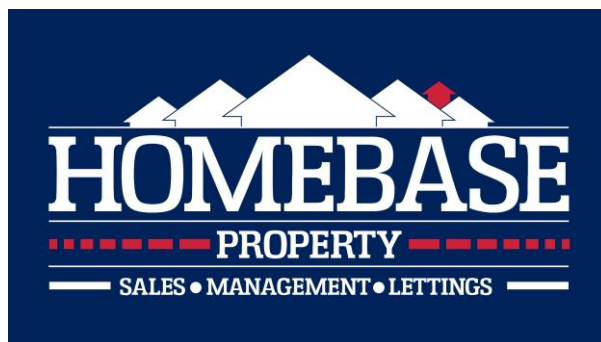


26 High Street, Wallingford, OX10 0BU



Ground floor retail unit – approx. 862SQ.FT (80.18SQ.M)

Character retail unit To Let on lease reassignment or New Lease considered



### LOCATION:

Demarcated in blue in the below map.

Wallingford is an attractive market town located on the River Thames and within approx.13 miles drive to Reading and Oxford.

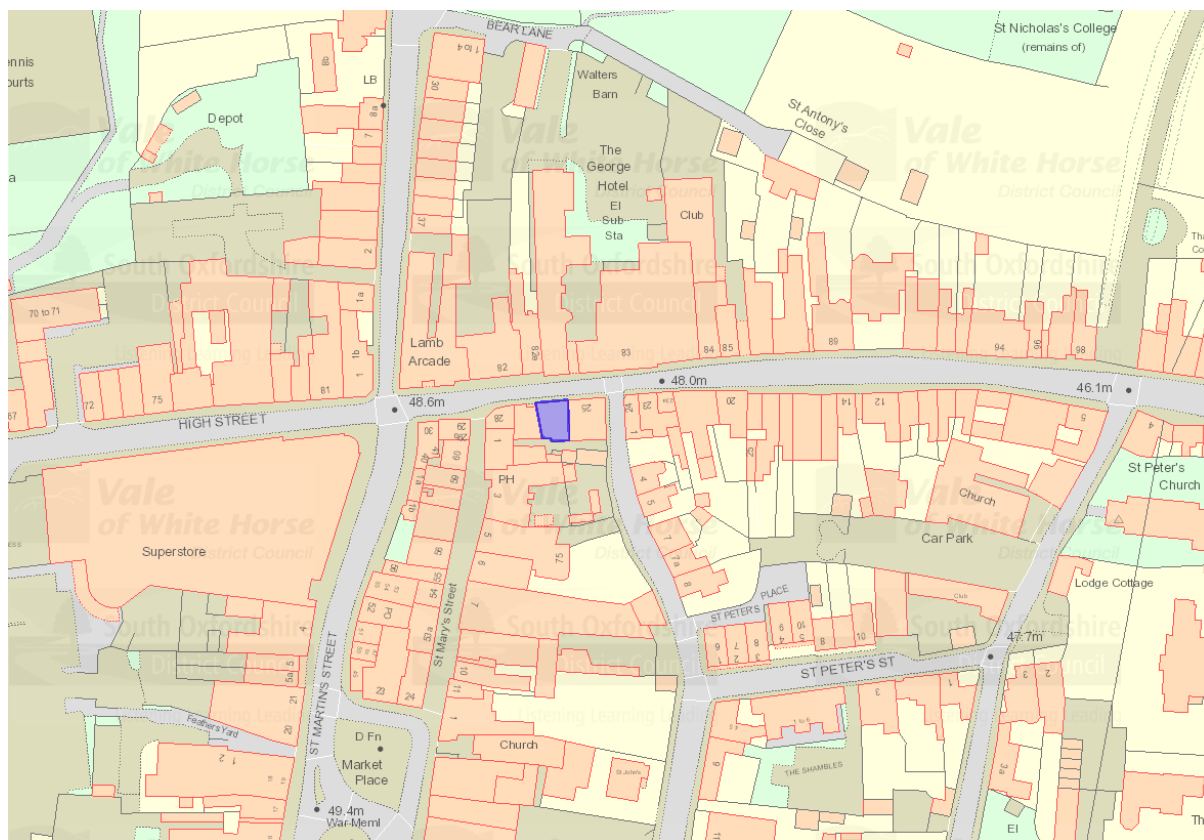
the M4 and M40 motorways are within 11 Miles and the A34 within 8 miles drive.

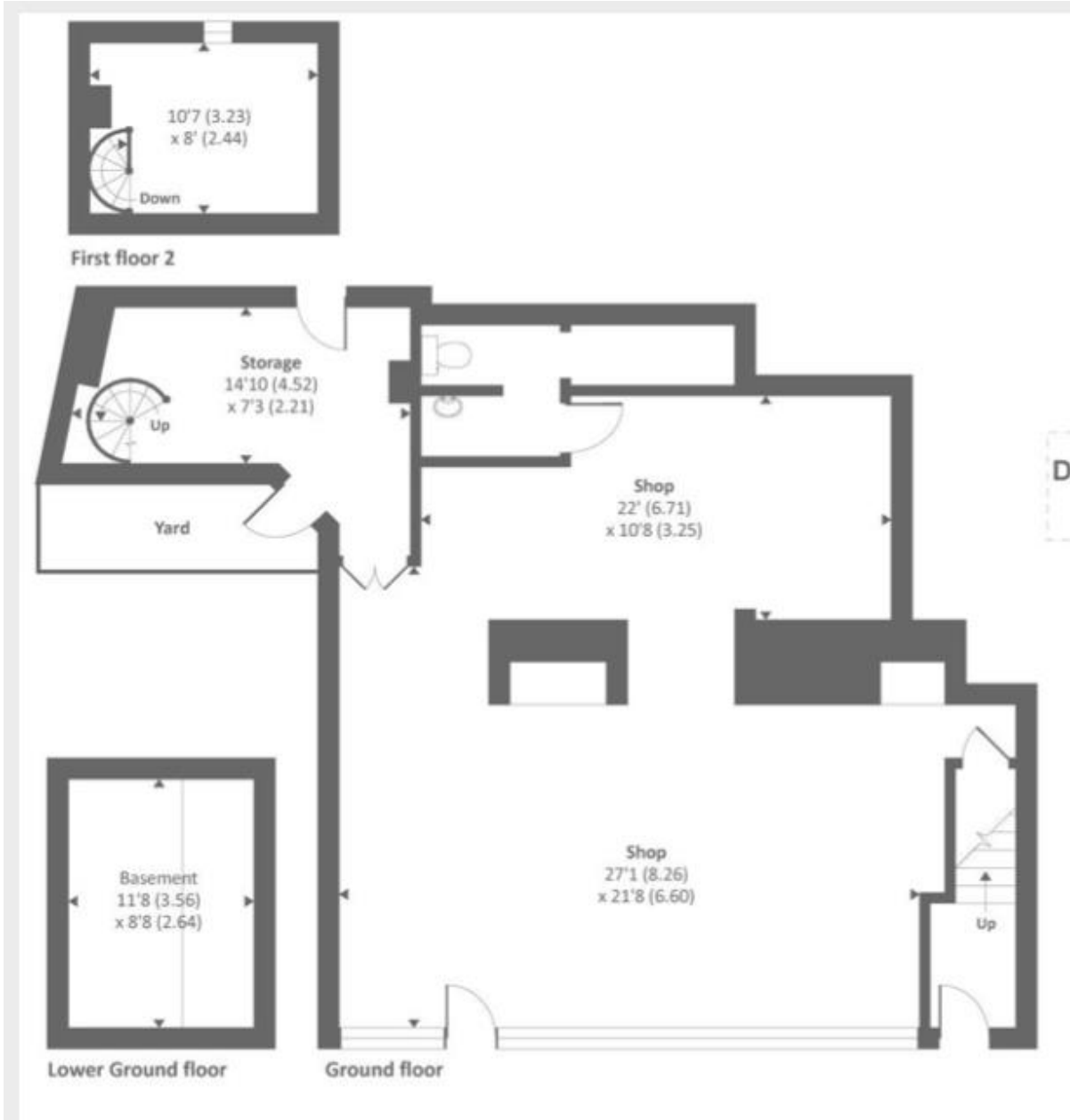
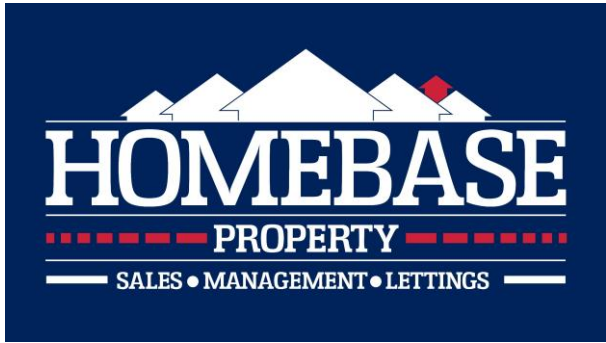
The property is situated in Wallingford town centre and fronts on to the high street opposite the George Hotel and is within close proximity to Waitrose and pedestrianised St Mary's Street shopping area.

### DESCRIPTION:

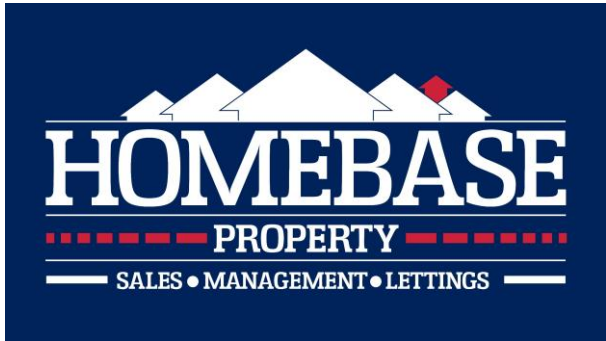
The property is a grade 2 listed building and benefits from character features such as exposed beams and inglenook fireplace

The property is in good order with ample retail space, store room, office space, WC and Kitchen facilities.





RENT: £1583.33pcm (£19,000 Per year)  
INSURANCE approx. £50 Per Month.  
DEPOSIT: 3 months rent









Property  
**26, High Street, Wallingford, Oxon,  
 OX10 0BU**

Valuation [Valuation help](#) [Similar properties](#)

**Valuation**

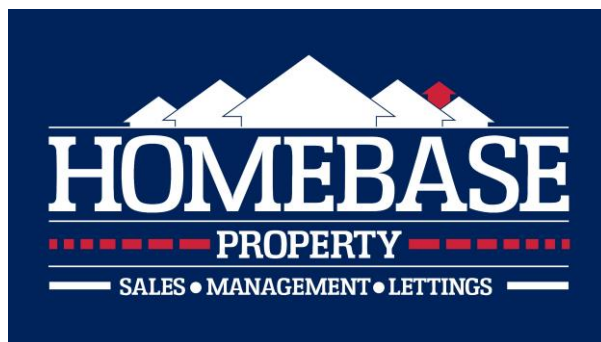
Current rateable value (1 April 2017 to present)

**£11,750**

This is not the amount you will pay.

**Other valuation periods for this property**

Valuation period <sup>?</sup>	Effective date <sup>?</sup>	Rateable value
PREVIOUS <a href="#">26 June 2012 to 31 March 2017</a>	1 April 2010	£11,750
PREVIOUS <a href="#">1 April 2010 to 25 June 2012</a>	1 April 2010	£12,000



**It is understood that the property currently has permission under Class E: Commercial, Business and Service and subject to planning the property has potential for other uses, interested parties are advised to make their own enquiries with SODC planning department 01235 422 422**

**Class E: Commercial, business and service:**

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

E(a) Display or retail sale of goods, other than hot food

E(b) Sale of food and drink for consumption (mostly) on the premises

E(c) Provision of:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality

E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)

E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

E(f) Creche, day nursery or day centre (not including a residential use)

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions,

E(g)(ii) Research and development of products or processes

E(g)(iii) Industrial processes