

FOR SALE Freehold investment comprising an upper floor flat and two retail units at 16 Mill Street, Wantage in southern Oxfordshire.



General description

A two-storey, Grade 2 Listed Building, comprising of a 1 bedroom flat* on the upper floor and 2 retail/commercial units* on the ground floor (Use Class E: Commercial, Business and Service), situated in the upper part of busy Mill Street in central Wantage. *The flat and smaller shop are separately let, the larger shop is presently vacant and available to let (details below).

Location

OX12 9AQ. The historic market town of Wantage, along with nearby Grove, is located in affluent southern Oxfordshire at the junction of the A338 and A417, approx. 6 miles west of the A34 Milton Interchange near Didcot and 15 miles southwest of Oxford. Both are experiencing rapidly growing populations set to continue for several years yet. The building is situated on the north/Kings Park shopping centre side of Mill Street (A417) in central Wantage and within relatively short walking distance of car parks.

Accommodation (all dimensions approximate)

The vacant shop (16): Forward sales area – 5.82m x 5.29m/19'10" x 17'4" (31.16sq.m/335sq.ft) with a fully glazed frontage to Mill Street. Steps lead up to a half landing and then to the rear area which is an irregularly shaped, open plan space with an irregularly shaped office/staff room 8.92m x 4.14m/29'3" x 13'6" = 36.93sq.m/397sq.ft overall. Twin doors then lead to a shared rear hallway which has disabled width/pedestrian access from Mill Street, further twin doors then lead to a dedicated WC for each shop. Available to let at £13,200pa exclusive of any other tenants' outgoings. Separate details are available.

The smaller shop (16A): Trading as Roly's Revived barber shop and let under a regular periodic lease with approx. 4 years remaining, presently yielding a rent of £7,800pa exclusive.

The upper floor flat (16B): Presently let under a periodic tenancy to a single occupier and also yielding £7,800pa.

Other features – Radiator central heating from a communal boiler.

Price guide and terms

Unconditional offers, based on a guide price of £365,000 are invited for the freehold interest in the whole.

We understand VAT is not payable in addition.

Business Rates & Council Tax (payable by the occupiers)

Rateable Values (April 2023) - Smaller shop £4,200 & larger shop £6,300.
Flat – Band A (1993).

Utility services

Mains water, electricity, gas and drainage are connected to the building. The central heating is provided by a single boiler serving all parts of the building. Telephone/broadband services by the occupiers' own subscriptions.

EPC rating

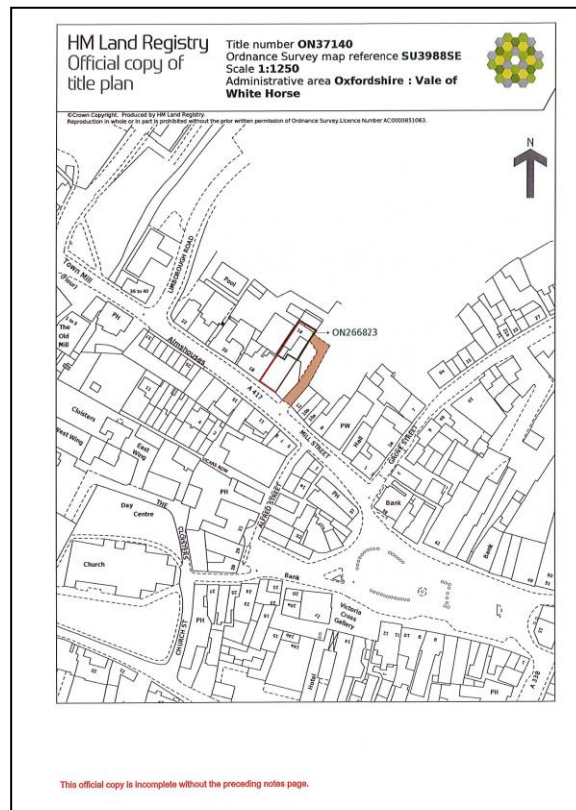
Commercial parts C/63, flat D/66. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, Oxon OX14 3SE
Tel: 01235 422422

Viewing

By prior appointment with the sole agent Green & Co, Wantage Monday to Friday between 9am and 6pm. Tel. 01235 763651 ref. RH or e-mail robin.heath@greenand.co.uk directly



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

www.greenand.co.uk

GREEN & CO

Buyers must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER RIGHTS ACT 2015

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.