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For Sale - Investment - Retail



2 Market Place, Wallingford, Oxfordshire OX10 0EG

2,846 sq ft (264.39 sq m)

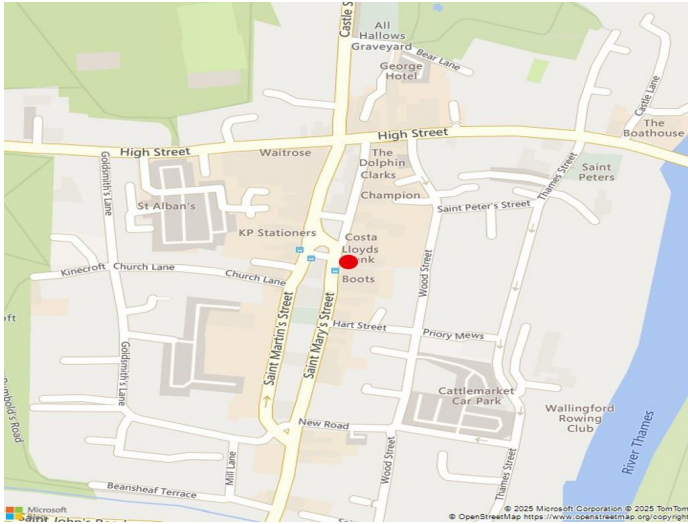
£649,000 for the freehold

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Location



Wallingford is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

Description

2 Market Place is a grade II Listed ground, first and second floor premises let to Mercy in Action on the ground floor and basement on a 10 year lease dated from September 2022 (with no breaks and inside the security provisions of the Landlord and Tenant Act), in the heart of Wallingford town centre. This attractive period building offers a large ground floor retail space and basement storage. In addition, there are 4 residential ground rents paying £100 per annum each. Other major nearby retailers include Costa Coffee, Greggs Bakery and Waitrose.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	2,338	217.2
Basement	508	47.19
Total Area	2,846	264.39

EPC

The EPC rating is E.

VAT

VAT is not applicable.

Legal Costs

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

Terms

Freehold available at £649,000. Let on a 10 year lease to Mercy In Action at a rent of £45,000 per annum. exclusive, plus 4 residential ground rents producing £400 per annum. Total income £45,400 per annum.

Business Rates

Rateable Value : £43,000

Rates Payable : £21,457

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

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