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To Let - Retail



18 Market Place, Wallingford, Oxfordshire OX10 0AD

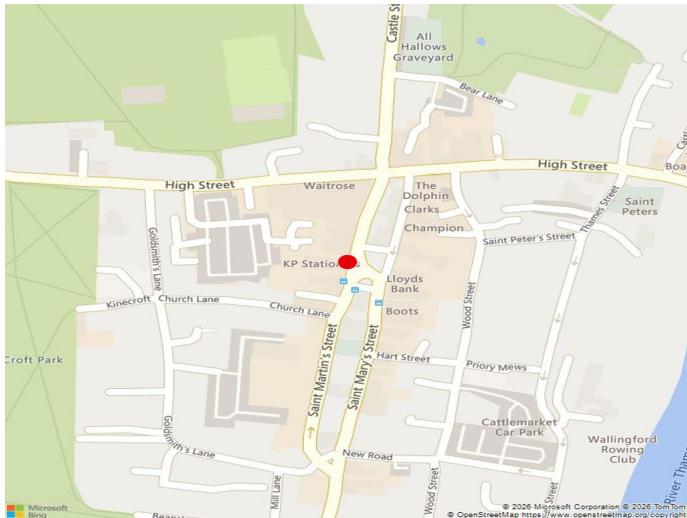
1,537 sq ft (142.79 sq m)

£45,000 per annum

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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

18 Market Place is a ground floor double fronted retail unit in a prime location in the centre of Wallingford.

The unit is on the corner of Feathers Lane which leads direct to Waitrose and the main car park. The shop is to be divided with a smaller unit at the rear in due course. Other nearby retailers include Coffee#1, Coral, Boots and Greggs Bakery.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground floor (front)	1,537	142.79
Total Area	1,537	142.79

EPC

The EPC rating for this property is B.

VAT

VAT is applicable.

Legal Costs

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

Terms

A new FRI lease for a term by arrangement.

Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562. A new assessment may be required.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

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.

Sales

Lettings & Management

Commercial

Development

Rural

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