



8 THE ARCADE

HIGH STREET ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Central Village Location ♦ Goring Station - 5 minute walk ♦
Pangbourne on Thames - 5 miles ♦ Wallingford - 6 miles ♦ Henley
on Thames - 13 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles
♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦
M40 at Lewknor (J6) - 14 miles (Distances and times approximate)

Premium retail premises occupying a prime trading position within the village shopping arcade, directly off the High Street in the centre of this prosperous Thameside village located in scenic surrounding countryside between Reading and Oxford with London Paddington within an hour away.

♦ Retail shop within arcade

- ♦ Ideally situated between Oxford and Reading with excellent road and rail communications connecting to London Paddington within the hour
- ♦ Prime retail area within the heart of the village

- ♦ Wide glazed shop frontage
- ♦ Cloakroom

♦ In All Approximately 484 Sq Ft



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

Business Rates: Rateable Value: £11,000
Business rates payable for 18/19: £5,029
(Up to 100% small business rate relief can be applied for.)

Rent: £14,000 per annum - Payable quarterly in advance.

Service Charge: £1,700 per annum to cover buildings insurance and external maintenance of the building and arcade.

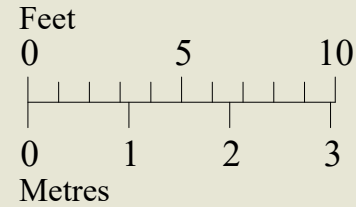
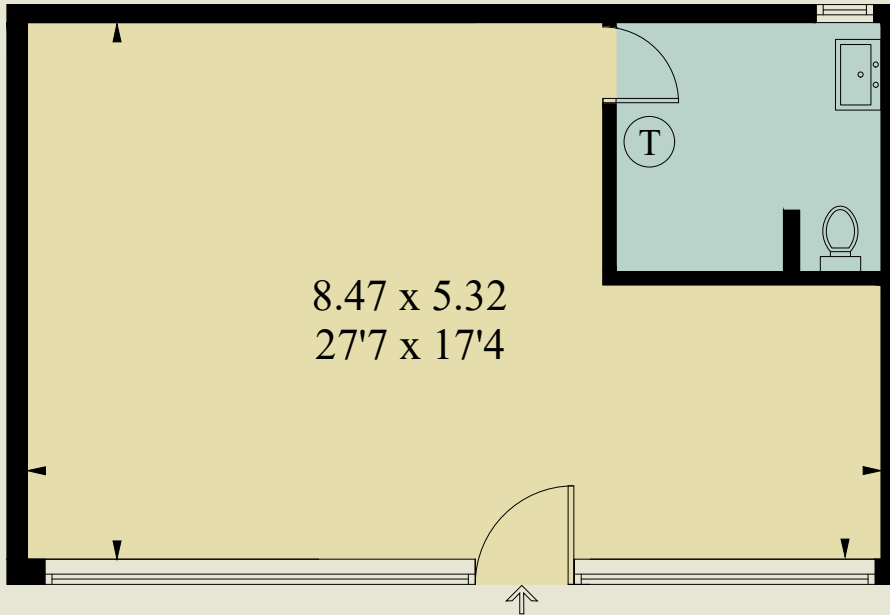
Commercial Use: Retail shop - Other uses may be considered, subject to landlord approval and the relevant formal permissions being obtained.

Availability: Available now, subject to surrender by current tenants.



Unit 8, The Arcade, Goring on Thames, Oxfordshire, RG8 9AY

Approximate Gross Internal Area = 45 sq m / 484 sq ft



CREATESPACE DESIGN ref 678
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. BT Fibre available for connection.

Energy Performance Rating: E / 104

Postcode: RG8 9AY

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames turn right and proceed up the High Street, turning right into the arcade. No8 will be found mid-way along on the left-hand side. The XX allocated parking spaces can be found behind the arcade, with additional parking available within the Wheel Orchard car park.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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