

TO LET**Multi-use commercial premises at
22 Post Office Lane, Wallingford St,
Wantage in southern Oxfordshire.****General description**

Single-storey, self-contained business premises with two allocated parking spaces, located off Wallingford Street in Wantage town centre.

Permitted use

As per Use Class E* Commercial, Business & Service of the Use Classes Order, subject to the Landlord's agreement.

Location

Wantage along with nearby Grove is a rapidly growing 'Market Town', in local planning terms, situated in affluent southern Oxfordshire at the crossing of the A338 with the A417, approximately 6 miles west of the A34 Milton Interchange near Didcot and 15 miles southwest of Oxford.

The premises are situated off Post Office Lane, to the rear of "Rowe's Costcutter" which is on the south side of Wallingford Street, the sole traffic route in and out of the town centre shopping area on its eastern side.

Accommodation (all dimensions approximate)

Overall - 7.08m x 4.04m (= 28.60sq.m/298sq.ft) and partially separated in to larger and smaller areas, there is a single WC off, gas fired/radiator central heating and parking for 2 cars adjacent.

Price guide and terms

Rental/leasehold only at £750.00pcm/£9,000.00pa exclusive of VAT and any other tenant's outgoings under a full repairing and insuring lease of negotiable term.

A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. vat.

Service charge & buildings insurance

Contributions towards upkeep of the car park (£100.00pa) and to the landlord's buildings insurance policy (currently £292.46pa) are payable in addition.

Business Rates

Rateable Value (April 2026) £4,650. Small Business Rate Multiplier for 2026/27 is x 0.382 (= £1,846.30 payable) but, as the rateable value is below £12,000 there should be £Nil rates payable by claiming Small Business Rate Relief. Please contact VWHDC directly for confirmation.

VAT

We understand VAT is payable in addition.

Services

All mains services are connected. Telephone/broadband by tenant's subscription.

EPC rating

D/84. Full details on request.

Availability

July 2026.

Local planning and rating authority

Vale of White Horse District Council
Abbey House, Abbey Close, Abingdon OX14 4EA
Tel: 01235 422422

Viewing

By prior appointment with the sole letting agent, Green & Co Commercial and Development Agency, during business hours Monday to Friday. Tel. 01235 763561 ref. JC or email james.carroll@greenand.co.uk Post code: OX12 8DR



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

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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.

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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

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