

To Let 20, Wallingford St, Wantage, in southern Oxfordshire.



General description

Use Class: E (Commercial, Business & Service)

A well-located commercial unit to let on Wallingford Street in the heart of Wantage. Formerly operating as a bakery, the premises are perfectly suited for a café, bakery, deli, or other food-orientated business seeking a prominent town-centre position.

The unit includes a fitted kitchen and offers enough internal space to accommodate approximately 16–20 covers, subject to layout. Its strong frontage and central location provide excellent visibility and footfall opportunities.

Additional benefits include one allocated parking space, ideal for staff use or convenient loading.

With Use Class E, the property permits a wide variety of commercial activities including retail, professional services, food premises, and light indoor recreation—offering flexibility for incoming tenants.

Location

Wantage is an attractive and historic Oxfordshire town, formally designated as a Market Town in local planning policy—a status that continues to support its strong identity, commercial vibrancy, and consistent retail footfall. Together with neighbouring Grove, the area is experiencing significant and sustained population growth, making it an increasingly compelling location for both occupiers and property investors.

Situated in affluent southern Oxfordshire, Wantage lies approximately 15 miles south-west of Oxford, strategically positioned at the junction of the A338 and A417, and only 6 miles west of the A34 “Milton Interchange” at Didcot. This connectivity offers direct routes to Oxford, the M4, and wider regional transport links, enhancing the town’s appeal as a business and leisure destination.

The property occupies a prime trading position on the north side of busy Wallingford Street, the main route serving traffic entering the town centre from the east. Its high-visibility location sits diagonally opposite a large Waitrose, ensuring strong natural footfall and excellent customer exposure—both key drivers of commercial performance and long-term investment value.

Postcode: OX12 8AX.

Price Guide and Terms

Rental/leasehold only at £1,200pcm/£14,400p.a exclusive of any other tenant's outgoings, under an effectively 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.

VAT

We understand the premises are elected in for VAT purposes so VAT is payable in addition to the rent.

Business Rates

Rateable Value - £11,250 (April 2026). Depending on the type of use the Small Business Rate Multiplier for 2026/27 is x 0.382 (= £4,297.50 payable) or x 0.432 (= £4,860). Please contact VWHDC directly (details overleaf) for confirmation and the availability of any additional business rates relief.

Utility services

Mains water, electricity and drainage are connected. Telephone/broadband by subscription.

EPC rating

D/g2. Full details on request

Local planning and rating authority

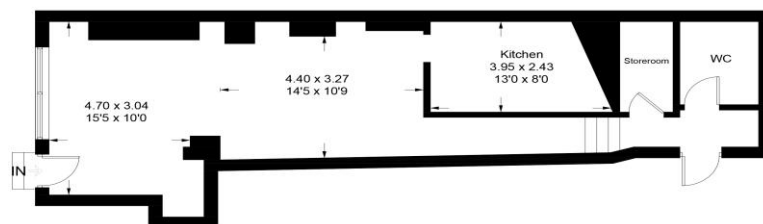
Vale of White Horse District Council
135 Eastern Avenue, Milton Park, Abingdon OX14 4SB
Tel: 01235 422600

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

20 Wallingford Street, Wantage

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Fourlabs.co © (ID1287810)

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.