

TO LET General purpose, town centre business premises at 23 Market Place, Faringdon in southwest Oxfordshire.



General description

Arranged over four floors, Use Class E: Commercial, Business & Service* premises, with a gross internal area totalling approximately 158sq.m/1,701sq.ft. situated in a prominent position in Faringdon town centre. *Which allows for a variety of re-purposing uses without planning consent but possibly most suited to its former use whereby it was last and for several years a licensed restaurant.

Location

Faringdon is a growing town located in affluent southwest Oxfordshire, immediately north of the A420 Oxford/Swindon road at its junction with the A417 for Wantage, approximately 9 miles north east of Swindon and 16 miles southwest of Oxford.

The building is located on the northern side of Market Place in the middle of the town centre shopping area, to the right of Morrison's Daily/the Post Office. Post code - SN7 7HU.

Accommodation (all dimensions approximate – some spaces are of irregular shape)

Ground floor – Initially 5.78m x 4.90m = 28.32sq.m/305sq.ft leading to an inner lobby (2.92m x 1.89m) with stairs off and then two further spaces - 3.55m x 1.33m = 4.72sq.m/51sq.ft (with a door off to the small yard) and 2.62m x 1.87m = 4.90sq.m/53sq.ft.

First floor (see photo above) – 5.59m x 5.15m = 28.79sq.m/310sq.ft with two raised recesses off (2.66m x 1.44m and 2.34m x 1.34m) and steps off leading to the...

Kitchen (in two parts, see photo overleaf) - 5.25m x 2.01m = 10.55sq.m/114sq.ft and 3.52m x 1.33m = 4.68sq.m/50sq.ft.

Second floor (see photo overleaf) – 4.06m x 2.41m = 9.78sq.m/105sq.ft plus 3.31m x 2.77m/ = 9.17sq.m/99sq.ft – I said it was quirky! - with an inner lobby off leading to a unisex WC.

Third floor – A landing area with storage and a bathroom with WC, door off to a further room 4.02m x 3.25m net = 13.06sq.m/141sq.ft (allowing for partially restricted head height).

Price guide and terms

£1,375.00pcm/£16,500pa exclusive of any other tenant's outgoings, under an internal repairing and insuring lease of negotiable length. A commercial tenancy application is required along with satisfactory references or provision of trading accounts at a processing fee of £120.00 incl. vat.

Business Rates

Rateable Value (RV) £5,000 (April 2023).

Small Business Rate Multiplier for 2024/25 is x 0.499 (= £2,495.00 payable) but, as the RV is below £12,000 Small Business Rate Relief should be claimable meaning £Nil payable. Please contact VWHDC directly for confirmation.

VAT

We understand that VAT is not payable in addition.

Utility services

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

Energy Rating

B/49. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon OX14 4SE

Tel: 01235 422422

Viewing

By prior arrangement with the sole letting agent Green & Co, Wantage, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. JC or email james.carroll@greenand.co.uk

Agent's notes

1. The building is Grade 2 Listed and located in the designated Conservation Area.
2. There is disused staircase off the initial ground floor area which could either supplant the existing to the first floor or, probably better, removed altogether (subject Listed Building consent) to enhance the space available.
3. There is a gated but limited right of way to the rear yard, to the right of the frontage.
4. We are informed the previous Premises Licence allowed the sale of alcohol and provision of recorded music between 11am and 12midnight Monday to Saturday, and 12noon to 11.30pm on Sundays.
5. An option to purchase the Freehold can be added to the lease if required.



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GREEN & CO

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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 2018

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