

TO LET Former café premises at 13, Newbury Street, Wantage in southern Oxfordshire.



General description

Equipped*, ground floor, former café premises located on the east side of busy Newbury Street in the heart of Wantage town centre but suitable for other uses within Use Class E: Commercial, Business and Service.

Location

The rapidly expanding, historic market town of Wantage along with nearby Grove is located in affluent southern Oxfordshire approximately 14 miles southwest of Oxford at the junction of the A338 and A417, and approx. 6 miles west of the A34 Milton Interchange near Didcot.

Accommodation (all dimensions approximate)

The forward area presently caters for approx. 30 covers and has a fitted serving area with glass fronted refrigerators (if required), there is a small catering kitchen at the rear with overhead extraction and a unisex/ disabled size WC for customer use. An inner hallway leads to the rear of the premises where there are three storerooms and a staff WC. There is also twin door side delivery access off Post Office Lane. The floor areas: Forward area - 10.65m x 9.51m = 101.28sq.m/1090sq.ft plus the kitchen area 3.97m x 2.81m = 11.15sq.m/120sq.ft; to the Rear - storeroom 1 3.43m x 1.81m = 6.20sq.m/66sq.ft, storeroom 2 6.51m x 5.39m = 35.08sq.m/377sq.ft and storeroom 3 4.50m x 3.53m = 15.88sq.m/170sq.ft.

Price guide and terms

Rental/leasehold only at £2,000pcm/£24,000pa 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.

***Equipment in situ**

Tables, chairs, chiller units etc. in situ are available by separate negotiation.

Business Rates

Rateable Value - £21,750 (April 2026). The Retail, Hospitality and Leisure multiplier is x 0.382 = £8,308.50 payable before any other relief which may be available. Please contact VWHDC directly for confirmation in all respects.

VAT

We understand that VAT is not payable in addition.

Services

Mains water, electricity, and drainage are connected. Telephone/broadband and trade waste disposal by the tenant's own subscriptions.

EPC rating

D/83. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council – Abbey House, Abbey Close, Abingdon, Oxon OX14 3JN
Tel: 01235 422422

Viewing

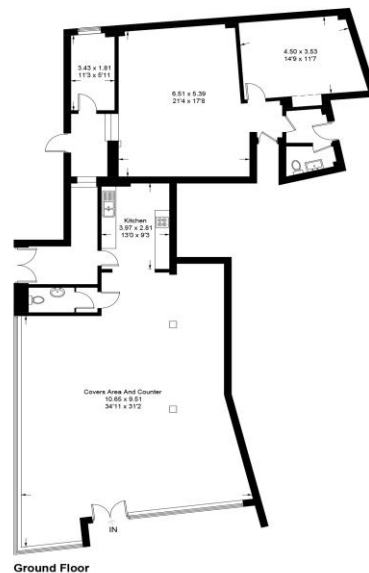
By prior arrangement with the sole agent Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. JC or email james.carroll@greenand.co.uk

Agent's note

1. The premises form part of a Grade II Listed Building located within the town centre's designated Primary Shopping Frontage and Conservation Areas.
2. The long leasehold/headlease interest in the premises is not for sale.
3. No warranty is given or inferred as to the efficient working of any of the appliances or equipment remaining in situ. Prospective tenants must satisfy themselves accordingly.

13 Newbury Street, Wantage OX12 8BU

Approximate Gross Internal Area = 194.3 sq m / 2091 sq ft



Ground Floor



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.
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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.

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 2018

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.