

# 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 £1,750pcm/£21,000pa 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.

