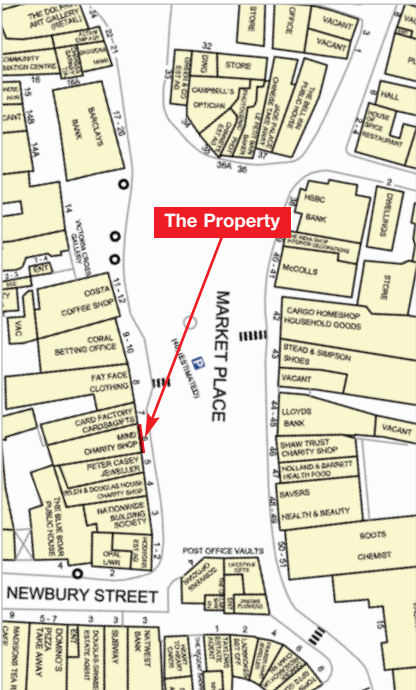


**Wantage**  
**6 Market Place**  
**Oxfordshire**  
**OX12 8AB**

- **Attractive Freehold Shop and Residential Ground Rent Investment**
- Prominent town centre location
- Let to Mind Charity until 2023 (no breaks)
- No VAT applicable
- Rent Review 2018
- Total Current Rents Reserved **£26,000 pa**



**Tenure**  
Freehold.

**Location**  
Wantage is an attractive market town situated some 60 miles west of London and some 15 miles south of Oxford. Road communications are good with the A38 providing a direct link to the M4 motorway (Junction 24) 10 miles to the south and the A34 some 5 miles to the east which gives access to Oxford and the M40. The property is prominently situated fronting the south side of Market Place which is the main retail location in the town. Occupiers close by include Card Factory (adjacent), Fat Face, Nationwide, Coral, Scrivens, Costa, Boots and NatWest amongst others.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor shop together with residential accommodation to the upper

floors which is separately accessed from Market Place and which has been sold off on a long lease.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Mind (The National Association for Mental Health) (1)	Gross Frontage including Entrance to uppers 6.50 m (21' 4") Net Frontage 4.50 m (14' 9") Shop Depth 10.80 m (35' 5") Built Depth 20.65 m (67' 9")	10 years from 16.04.2013 Rent review every fifth year FR & I	£26,000 p.a.	Rent Review 2018
1st & 2nd Floors	Individual	First & Second Floor Residential – 5 Flats (Not inspected)	999 years from 16.07.2010	Peppercorn	Reversion 3009

(1) [www.mind.org.uk](http://www.mind.org.uk) Mind operate from over 150 shops throughout England and Wales

**Total £26,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** J Shapiro Esq, WGS Solicitors. Tel: 0207 723 1656 e-mail: [js@wgs.co.uk](mailto:js@wgs.co.uk)