

### 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 A338 providing a direct link to the M4 motorway (Junction 14) 10 miles to the south and the A34 some 5 miles to the east. The property is situated on the east side of Newbury Street at the junction with Market Place, in the heart of the town centre.

Occupiers close by include Domino's, Scrivens, Boots, Savers, Waitrose, Ladbrokes and Nationwide.

#### Description

Bank (Basement, Part

Ground & Part First Floors)

Shop (Part Ground Floor)

Shop (Part Ground Floor)

Part Ground, Mezzanine,

1 Car Parking Space

First Floors

No.

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with basement storage and part first floor staff accommodation, together with two further ground floor shop units. There is a yard to the rear with parking. The remainder of the ground, mezzanine and first floors and part of the rear yard have been sold off.

The Royal Bank of Scotland plc (2)

Present Lessee

Subway Realty Ltd

(www.subway.co.uk)

Douglas & Gribben Ltd

Douglas & Gribben Ltd

(3) There is a lessee's option to determine the lease at the end of the fifth year.

(1) Not inspected by Allsop. Areas taken from www.voa.gov.uk

(www.douglasandgribben.co.uk)

**Taylor French Developments** 

#### VAT

VAT is not applicable to this lot.

#### **Documents**

The legal pack will be available from the website www.allsop.co.uk

#### **Energy Performance Certificate**

Lease Terms

(373 sq ft) a minimum 7.5% increase

(502 sq ft) FR & I. Service Charge cap

FR & I

FR & I

(48' 3")

(53' 2")

(17' 5")

(42' 9'')

(52' 11")

(17' 5") Term of years from 09.06.2005 to

(1401 sq ft) 23.06.2025. Rent review in 2020 to

(17' 3") 15 years from 17.06.2013 (3)

Service charge cap

Rent review every 5th year

6 years from 17.01.2010

Rent review every 3rd year

125 years from 12.06.2013

6 years from 17.01.2010

Range from EPC Rating 62-78 Bands C-D (Copies available on website).

### Viewings

5.30 m

130.2 sq m

34.7 sq m

46.7 sq m

5.25 m

14.70 m

16.20 m

5.30 m

13.05 m

16.15 m

Please email viewings@allsop.co.uk before 12 noon on Wednesday 25th June if you would like details of the single block viewing. Photo ID will be required on the day. In the subject box of your email please ensure you enter Lot 17 Wantage.

Current Re £ p.a.

£24,300 p.a.

£17,000 p.a.

£15,500 p.a.

£100 p.a.

£360 p.a.

Total £57,260 p.a.

Next Re

to a minimum of

£26.122.50 p.a.

Reversion 2016

**Reversion 2138** 

Reversion 2016

# Wantage

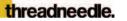
**3 Newbury Street** Oxfordshire **OX12 8BU** 



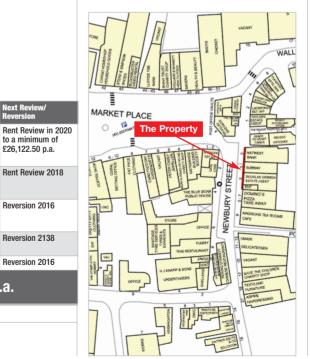
- Freehold Bank, Shop and Ground **Rent Investment**
- Comprises a bank, two shops and residential premises sold off on a long lease
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2025 without breaks
- Bank Rent Review in 2020 to a minimum of £26,122,50 pa
- Other tenants include Subway **Realty Limited**
- Popular South Oxfordshire market town
- VAT is not applicable
- Total Current Rents Reserved

# £57,260 pa

On the Instructions of



## SIX WEEK COMPLETION **AVAILABLE**



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 Mrs L Davison, Nabarro. Tel: 0114 279 4015 e-mail: I.davison@nabarro.com

Accommodation

**Gross Frontage** 

Ground Floor

Part First Floor

**Gross Frontage** 

Gross Frontage

1 Car Parking Space

Ground Floor, Mezzanine & First Floor

Shop Depth

Built Depth

Shon Denth

Built Denth

(2) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. Website Address: www.rbs.com

Basement