



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, Ladbroke's and Nationwide.

Description

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.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

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

Viewings

Please email viewings@allcop.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**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank (Basement, Part Ground & Part First Floors) (1)	The Royal Bank of Scotland plc (2)	Gross Frontage 5.30 m (17' 5") Ground Floor 130.2 sq m (1401 sq ft) Basement 34.7 sq m (373 sq ft) Part First Floor 46.7 sq m (502 sq ft)	Term of years from 09.06.2005 to 23.06.2025. Rent review in 2020 to a minimum 7.5% increase FR & I. Service Charge cap	£24,300 p.a.	Rent Review in 2020 to a minimum of £26,122.50 p.a.
Shop (Part Ground Floor)	Subway Realty Ltd (www.subway.co.uk)	Gross Frontage 5.25 m (17' 3") Shop Depth 14.70 m (48' 3") Built Depth 16.20 m (53' 2")	15 years from 17.06.2013 (3) Rent review every 5th year FR & I	£17,000 p.a.	Rent Review 2018
Shop (Part Ground Floor)	Douglas & Gribben Ltd (www.douglasandgribben.co.uk)	Gross Frontage 5.30 m (17' 5") Shop Depth 13.05 m (42' 9") Built Depth 16.15 m (52' 11")	6 years from 17.01.2010 Rent review every 3rd year FR & I	£15,500 p.a.	Reversion 2016
Part Ground, Mezzanine, First Floors	Taylor French Developments	Ground Floor, Mezzanine & First Floor	125 years from 12.06.2013 Service charge cap	£100 p.a.	Reversion 2138
1 Car Parking Space	Douglas & Gribben Ltd	1 Car Parking Space	6 years from 17.01.2010	£360 p.a.	Reversion 2016

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

(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

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

Total £57,260 p.a.

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

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**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

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