



Tenure

Long Leasehold. Held for a term of 999 years from 17th February 2012 at a peppercorn ground rent.

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 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 situated on Newbury Street which links Wallingford Street and Market Place.

Occupiers close by include Waitrose Supermarket, Boots, Savers, Scrivens, Cancer Research, Nationwide, NatWest, Ladbroke's and a variety of local traders.

Description

The property is arranged on ground floor only to provide a ground floor lock-up shop forming part of a larger property not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.8 m	(19')
Net Frontage	5.6 m	(18' 5")
Shop Depth	12.4 m	(40' 8")
Ground Floor	50.6 sq m	(545 sq ft)

Tenancy

The property is at present let to TAYLORS DRY CLEANING LIMITED (with personal guarantee) for a term of 15 years from 20th June 2011 at a current rent of £14,250 per annum, exclusive of rates.

The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 54 Band C (Copy available on website).

Wantage Unit 7 Regent Mall Newbury Street Oxfordshire OX12 8BU

- Virtual Freehold Shop Investment
- Town centre position
- Close to Waitrose Supermarket
- Rent Review 2016
- Current Gross Rent Reserved
£14,250 pa



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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