



Unit 6, Victoria Cross Gallery, Wantage, Oxon, TO
LET £8,000 p.a.x. RENT FREE AVAILABLE (sta)

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property llp

Unit 6, Victoria Cross Gallery, Market Place, Wantage, Oxfordshire, OX12 8AS

Ideally Suited For BEAUTICIAN / THERAPIST / ARTISIAN STUDIO / OFFICE

LOCATION

Victoria Cross Gallery is prominently situated in the heart of Wantage with entrances onto both the Market Place and Church Street. Located between COSTA Coffee and Greggs Bakery the entrance to the shopping centre will be found through the stone archway marked Victoria Cross Gallery. The entrance to Unit 6 will be found on the ground floor at the middle of the centre.

DESCRIPTION

Undergoing a complete refurbishment Victoria Cross Gallery is a shopping centre offering a variety of independent commercial occupiers. Unit 6 offers a 1st floor open-plan room with an independent ground floor entrance foyer & window onto the shopping centre. The unit enjoys LED lighting, a large 1st floor window overlooking the shopping centre, and its own independent kitchenette and toilet facility.

ACCOMMODATION

Ground Floor Entrance Foyer: 6'4''av x 6'2''

1st Floor Room: 45'4'' x 12'8''av

Storeroom / Office: 9'10'' x 9'4''

Kitchenette: 5' x 2'6''

Toilet:

Total N.I.F.A. approx. 619 sq.ft. (57.5 sq.m.)

TENURE

A new lease is available for a minimum term of 3 years under internal repairing terms with the tenant responsible for repair and upkeep of the shop front & display cabinet plus redecoration of the whole.

A 3 month deposit will be required.

VAT

VAT is not payable.

SERVICE CHARGE

A service charge of £500 p/a is payable to cover the cost of cleaning, lighting, management and maintenance of the communal areas.

BUILDINGS INSURANCE

The Landlord insures the buildings and recharges the cost of the premium in respect of the premises, approx. £450 p/a. The Tenant is responsible for their own contents & public liability insurance.

BUSINESS RATES

The premises are to be individually rated. Small business rates relief / exemption may be available. Vale of White Horse District Council. Tel: 01235 422422.

EPC - The premises have an energy rating of D.

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