



Unit 6, Victoria Cross Gallery, Wantage, Oxon,
OX12 8AS, TO LET £8,000 p.a.x.

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.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

