



Unit 5, Victoria Cross Gallery, Wantage, Oxon, OX12 8AS  
TO LET - £9,500 p.a.x. (Incentives Available sta)

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## 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. Unit 5 will be found on the ground floor at the rear of the centre.

## DESCRIPTION

Undergoing a complete refurbishment, Victoria Cross Gallery is a ground floor shopping centre offering a variety of independent commercial occupiers. Unit 5 offers an open-plan retail area with good return window display frontage onto the centre. The unit enjoys wooden laminate flooring, LED lighting and its own independent toilet facility.

## ACCOMMODATION

Retail Area: 44'10" max x 11'10" max

Toilet:

Total N.I.F.A. approx. 460 sq.ft. (42.7 sq.m.)

## TENURE

A new lease is available offering a flexible term 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.

## 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.

## VAT

VAT is not payable.

## 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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**marriotts**  
property llp

Faringdon  
9 Market Place  
Faringdon Oxon  
SN7 7HL

T: 01367 242422  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

