



Unit 5, Victoria Cross Gallery, Wantage, Oxon, OX12 8AS
TO LET - £7,800 p.a.x.

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TO LET - £7,800 p.a.x.

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

Having undergone a recent 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

The following dimensions are approximate only:
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, windows, and display cabinet, plus redecoration.

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.

VAT

VAT is not payable.

BUILDINGS INSURANCE

The Landlord insures the building 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.

ENERGY PERFORMANCE CERTIFICATE - D

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