CAR SHOWROOM, GROVE ROAD

WANTAGE, OX12 7BZ



10,000 sq ft Built Space 0.67 Acre Site Parking for Around 40 Vehicles TO LET Tel: 01635 282566

RICHARDSON-COMMERCIAL.CO.UK

IMPORTANT:

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, 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) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.

Location

The property is situated approximately half a mile from Wantage town centre in a prominent position fronting the A338 Grove Road, one of the main arterial routes leading to this small market town.

The property is a short distance from the recently constructed Sainsbury's Supermarket and Petrol Station.

Description

The property is the former Ridgeway Select Garage comprising a feature showroom with various offices, a parts department, workshops and owner's flat, together with parking for around 40cars. The property will be available from the Spring 2017 following Marshall Group's decision to vacate.

In addition, the accommodation includes separate owners 2 bed flat with bathroom, living/dining room and kitchen.

Amenities

- Car showroom for 8-10 cars
- Rear workshop with loading door
- Ground floor parts and storage areas
- First floor offices
- Separate workshop, staff and customer toilets
- Highly visible
- Flexible lease

Accommodation

The property is reported as having a net floor area of 10,400 sq ft approximately, including 2,510 sq ft showroom and 6,325 sq ft workshop.

This area has been measured on a net internal basis in accordance with RICS Code of Measuring Practice

Tenure

The property is available to let on a new full repairing and insuring lease subject to regular rent reviews. Any lease will be drawn outside of the Security of Tenure of the 1954 Landlord & Tenant Act.

Rent

Rent offers in the region of £85,000 per annum exclusive.

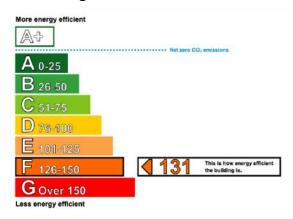
Business Rates

Rateable Value £82,000

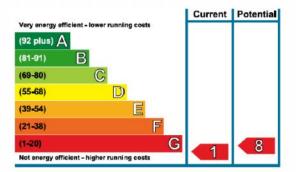
2017/18

We strongly recommend that all interested parties make their own enquiries with West Berkshire Council to ensure this information is correct.

EPC - Garage



EPC – Flat



Legal Fees

Each party is to bear their own legal fees.

VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

Viewing

Strictly by appointment with the agents Richardson Commercial Paul Richardson T: 01635 282566 E: paul@richardson-commercial.co.uk

December 2016.

Subject to Contract

RICHARDSON COMMERCIAL



RICHARDSON COMMERCIAL

