

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

IMPORTANT:

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 40 cars. 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

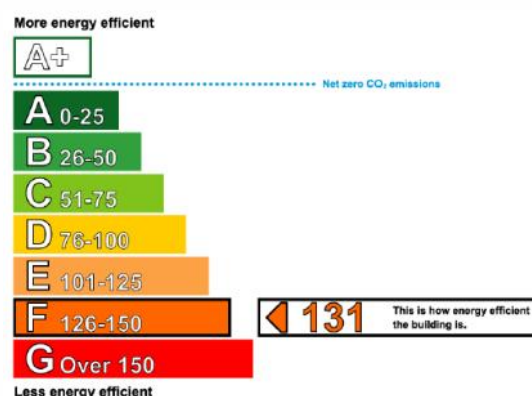
Rent offers in the region of £85,000 per annum exclusive.

Business Rates

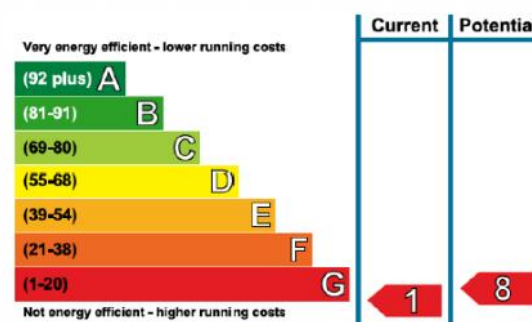
Rateable Value £82,000 2017/18

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





