

To Let

82 High Street, Wallingford, OX10 0BX

For further information
please contact:

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Location

Wallingford is an ancient market town and civil parish in the upper Thames Valley in England. The town lies 12 miles north of Reading, 13 miles south of Oxford and 11 miles north west of Henley-on-Thames. It has a population of 7,918 (2011 Census). Surrounding occupiers include Waitrose, Boots, Clarks and Costa.

Description

The building is of late 18th Century, red-brick construction beneath a flat roof, and the demised premises within the lease comprises basement and ground floors with the following approximate areas measured on a net internal basis:

Ground floor:	161.09 sq m	1,734 sq ft
Basement:	69.58 sq m	749 sq ft
Total:	230.68 sq m	2,483 sq ft

Lease

Assignment of the existing lease due to expire 11th December 2028. Alternatively a sub-lease is available.

Rent

£26,600 pax

Planning

The unit benefits from A2 use.

Business rates

We understand that the property is assessed as follows:

Rateable value: £18,750

UBR (2018/19): 0.48p

Rates Payable: £9,000

Interested parties should make their own enquiries with the Local Authority to verify this information.



Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

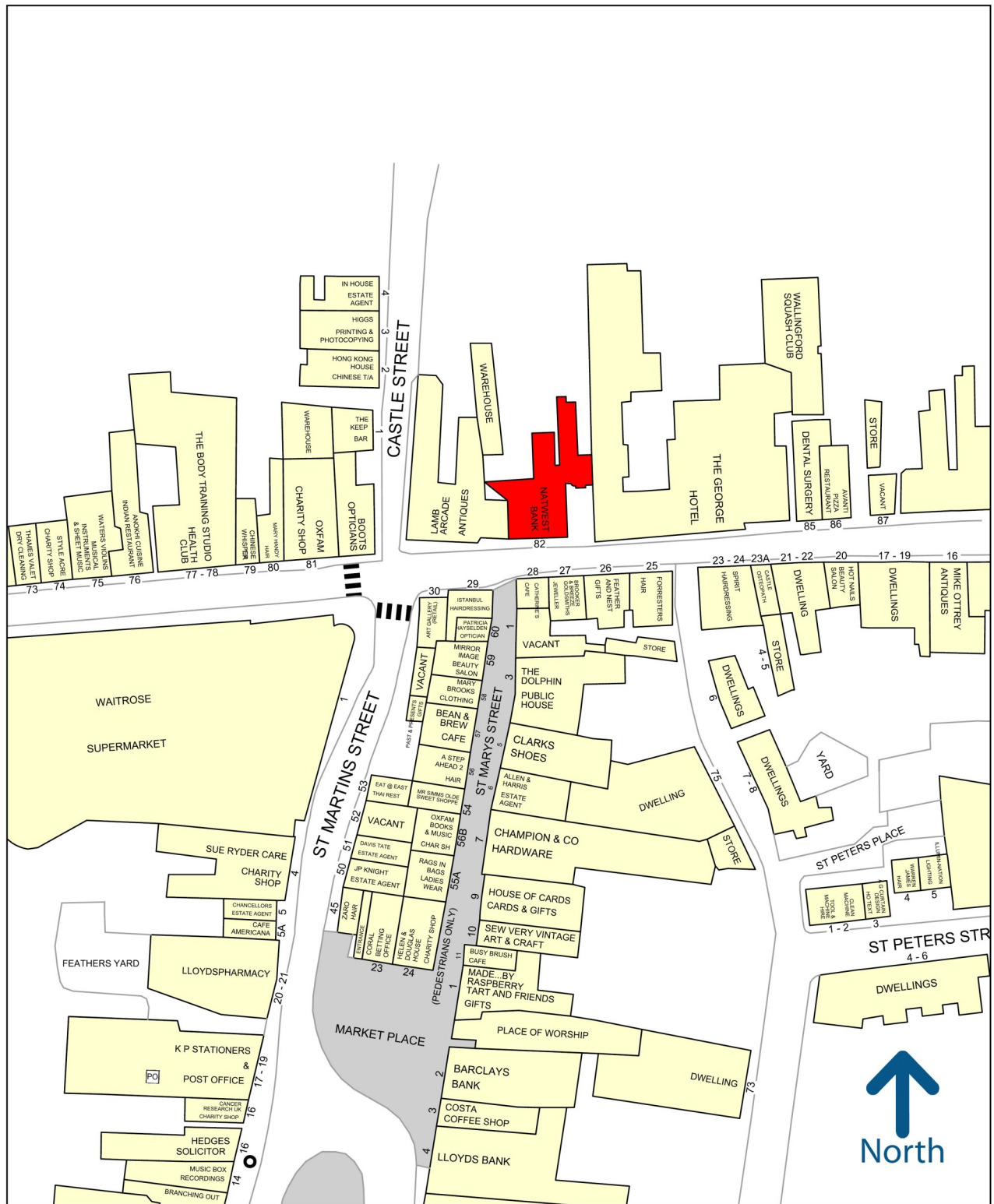
An EPC has been commissioned. Please make contact for further details. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

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