



GF Shop with storage and garage | Grove | Oxfordshire
Busy neighbourhood retail area | Opposite Tesco Express

TO LET

Address: 5 Millbrook Sq
 Grove
 Oxfordshire

Postcode: OX12 7JZ

Floor Area: 918 sq ft

Tenure: leasehold

Use: Class E

Rent: £13,000 pa

Real Estate Advisors
 For The
 Thames Valley

Commercial Agency

Development

Investment

Angel Court
 81 St Clement's
 Oxford
 OX4 1AW

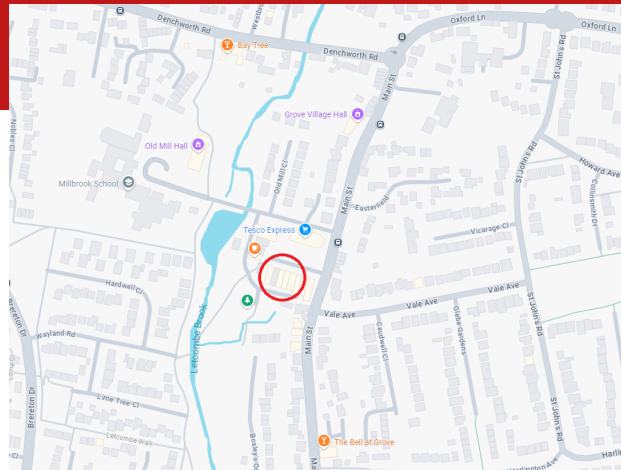
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- Open plan sales area
- Free customer parking
- Close to Tesco Express and Costa
- Rear storage
- Fully glazed frontage
- Garage and parking space



Description

The premises comprise a well maintained ground floor shop falling within Use Class E and benefits from a fully glazed frontage, an open-plan sales area with storage to the rear and kitchen and toilet facilities.

Included is a garage and a private parking space to the rear of the building.

There is a car park to the front of the property, which provides approximately sixty spaces for the Millbrook Square shopping centre customers.

The first floor apartment will be available to let in July 2025 when the current AST has expired.

Location

The property fronts directly onto Millbrook Square, which is a popular neighbourhood shopping area within the large and vibrant village of Grove in South Oxfordshire.

Occupiers within Millbrook Square include Tesco Express, Costa Coffee and Cooperative Funeralcare, as well as a range of independent retailers and food operators.

Grove is a rapidly expanding village situated on the northern border of the North Wessex Downs and is located approximately 15 miles south of Oxford, 20 miles east of Swindon and 10 miles west of Didcot.

■ [Map](#)

■ [Street view](#)

Accommodation

The premises provide the following approximate floor area:

Floor	Use	Sq ft
Ground	Class E	918

Terms

The shop is available to rent by way of a new effectively full repairing and insuring lease for a term to be agreed at a rent of £13,000 per annum (exclusive).

Business Rates

Rateable Value - £10,500

The property falls within the small business rates relief threshold. We advise tenants to verify the rates payable amount directly with the local authority Vale Of White Horse District Council (01235 422422).

VAT

It is understood that this property is not elected for VAT.

Service Charge

There is a service charge for the upkeep and maintenance of the common parts of the building and the estate. Information is available upon request.

EPC

Rating

Band C (66)

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by appointment via the sole agent.



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