



Courtyard within a charming arcade | Wantage | Oxfordshire

Rare opportunity for a food operator or retailer

TO LET

Address: Courtyard
Arbery Arcade
Wantage
Oxfordshire

Postcode: OX12 8BL

Floor Area: 228 sq ft

Tenure: leasehold

Use: Class E

Rent: On Application

Real Estate Advisors
For The
Thames Valley

Commercial Agency

Development

Investment



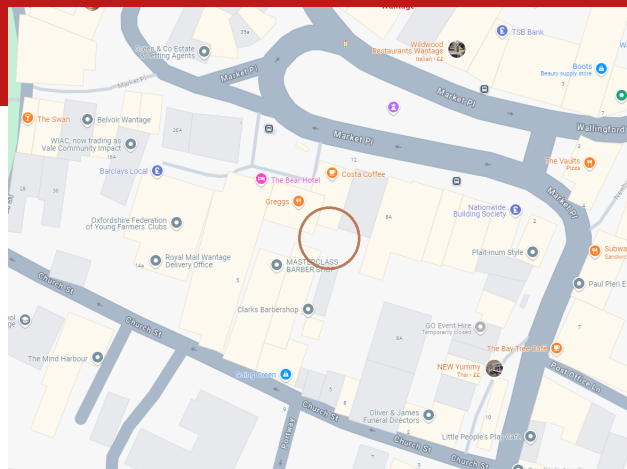
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- External food / retail opportunity
- Close to public car parks
- Busy cut-through
- Ideal for food kiosk with seating area
- Attractive established arcade
- Character town centre location



Description

The premises comprise an external courtyard within the popular Arbery Arcade. The courtyard would suit a small food operator and site a kiosk / stall with the option of external seating. Other retail uses will be considered.

The arcade is made up of approximately 14 well maintained retail units, some of which have been further enhanced by the occupiers to create an unique and attractive environment for shoppers.

Location

Arbery Arcade is located in Wantage town centre with access points from both Market Place by Costa Coffee and from Church Street. There is a public car park located opposite the Church Street entrance for which Arbery Arcade provides the primary route for shoppers into the town centre .

The occupiers within Arbery Arcade consist of local independent retailers offering a range of products and services including a beauty salon, a barber, a record shop, a vintage furniture shop and a hamper supplier.

Wantage is an attractive market town 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 internal floor area:

Unit	Sq ft
Courtyard	228

Terms

The courtyard is available by way of a new one year licence on terms to be agreed. A longer term agreement may also be available.

Service Charge

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

Business Rates

To be assessed.

VAT

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

EPC

Not applicable

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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