



GF shop within a charming arcade | Wantage | Oxfordshire

Town centre location | Recently refurbished

TO LET

Address: 10b Arbery Arcade
Wantage
Oxfordshire

Postcode: OX12 8BL

Floor Area: 177 sq ft

Tenure: leasehold

Use: Class E

Rent: £5,400 pa

Real Estate Advisors
For The
Thames Valley

Commercial Agency

Development

Investment



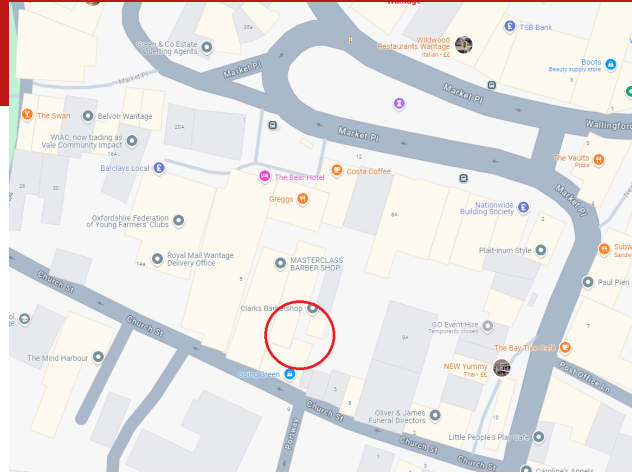
Angel Court
81 St Clement's
Oxford
OX4 1AW

01865 416838

www.brookmont.co.uk

enquiries@brookmont.co.uk

- Open plan sales area
- Close to public car parks
- Busy cut-through
- Recently refurbished
- Attractive established arcade
- Character town centre location



Description

The premises comprise an open plan ground floor shop falling within Use Class E, which forms part of a terrace of small boutique shops that line either side of a walkway that makes up Arbery Arcade. 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	Use	Sq ft
10b	Class E	177

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 £5,400 per annum (exclusive).

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

Rating

Band C (57)

Legal Costs

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

Viewings

Strictly by appointment via the sole agent.



Anthony Wood

T: 01865 416838

M: 07716 657365

E: anthony@brookmont.co.uk