



# Prominent corner position shop with basement | Wantage | Oxfordshire

## Town centre location | Grade II Listed Building

# TO LET

Address: 1 & 2 Market Place  
Wantage  
Oxfordshire

Postcode: OX12 8AD

Floor Area: 978 sq ft

Use: Class E

Rent: On Application

Real Estate Advisors  
For The  
Thames Valley

Commercial Agency

Development

Investment



- Prominent glazed frontage
- Attractive town centre location
- Basement storage
- Close to free parking
- Character property
- Net frontage 8.6m

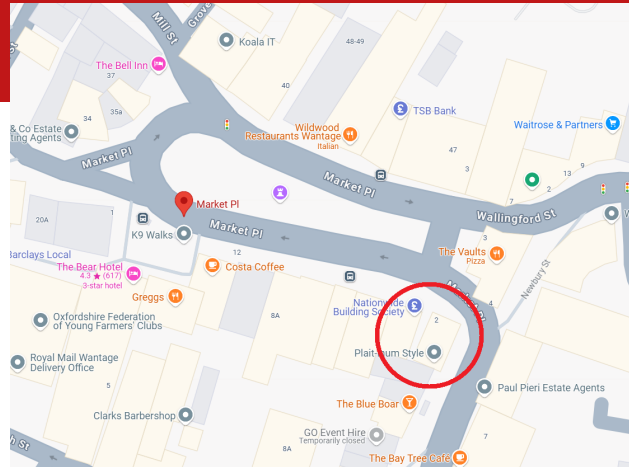
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## Description

Ground floor retail premises and basement storage within a character, Grade II listed building, benefitting from a fully glazed frontage of 8.6m overlooking Market Place and a glazed return of 3.6m fronting on to Newbury Street. Internally the ground floor is of open plan configuration with WC, and storage / office space within the basement.

## Location

The property occupies a prominent position on the corner of Market Place and Newbury Street in Wantage town centre. There is free short term parking on Market Place with further free parking for up to two hours at the nearby Sainsbury's car park.

Surrounding occupiers include Waitrose, Fatface, Holland and Barrett, Boots and Specsavers.

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 areas:

Floor	Sq ft
Ground	517
Basement	461
<b>Total</b>	<b>978</b>

## Terms

The shop is available to rent by way of a new effectively full repairing and insuring lease for a term to be agreed. Rent on application.

## Business Rates

Rateable Value - £20,750  
Rates payable - £10,354.25 (2024 / 2025)

Tenants are advised to verify the figures directly with the local authority VOWH District Council (01235 422420).

## VAT

It is understood that this property is not elected for VAT

## EPC

Rating

Band D (86)

## 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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