



# Fully let retail and residential investment | Income £38,400 pa

## Prominent corner shop with large 3 bed apartment

### FOR SALE

Address: 1 & 2 Market Place  
2b Newbury Street  
Wantage  
Oxfordshire

Postcode: OX12 8AD

Floor Area: Shop - 978 sq ft  
Apt - 1,310 sq ft

Use: Class E  
C3 (Residential)

Price: On Application



- Apartment recently converted
- Large loft space
- Shop extensively refurbished
- Town centre location
- Vibrant market town
- Grade II Listed

Real Estate Advisors  
For The  
Thames Valley

Commercial Agency

Development

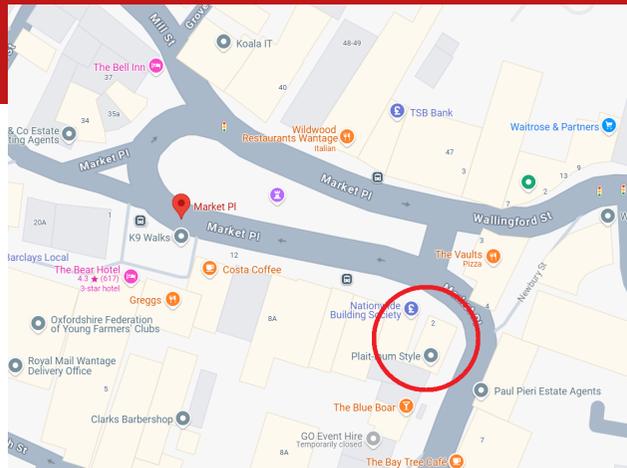
Investment

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## Description

An attractive five-storey, Grade II Listed, Georgian building incorporating retail accommodation at ground floor with basement storage and a separate, recently converted apartment arranged over four floors.

The apartment offers three double bedrooms and plenty of character features including wood panelled walls, sash windows providing excellent natural light, high ceilings and an ornate fireplace in the living room. The apartment was converted in 2024 and incorporates a newly fitted kitchen and bathroom. There is also a large loft area with potential for conversion.

The shop benefits from a fully glazed frontage with return overlooking Market Place and Newbury Street. The new tenant has carried out an extensive refurbishment.

## 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

## Accommodation

The premises provide the following approximate internal floor areas:

Area	Sq ft
Shop and basement	978
Apartment	1,310

## Terms

The property is available to purchase on a freehold basis, subject to the existing 10 year lease on the ground floor shop (from 12th Jun 2025) and an AST on the apartment. Total income £38,400 pa. Further information is available upon request.

## Price

On application

## Business Rates / Council tax

Rateable Value - £20,750  
Council Tax - TBC

Interested parties 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

Area	Rating
Shop	Band D (86)
Apartment	Band E (44)

## 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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