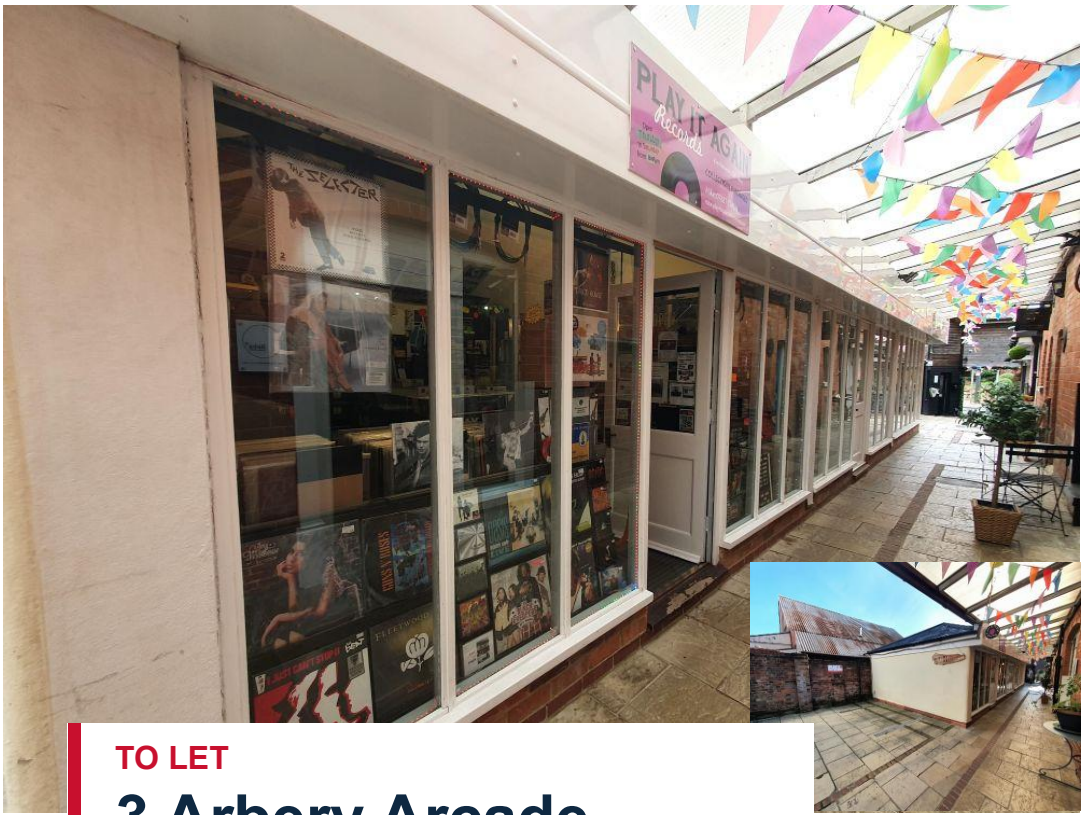
TO LET · Retail unit within charming arcade

Wantage · South Oxfordshire



TO LET

3 Arbery Arcade

Market Place, Wantage
Oxfordshire, OX12 8BL

230 sq ft

KEY INFORMATION

- Open plan sales area
- Busy cut-through
- Attractive established arcade
- Adjoining open courtyard (available separately)
- Close to public car parks
- Adjacent to Costa
- Character town centre location
- EPC – Band C

BROOKMONT
Angel Court
St Clements
Oxford OX4 1AW
01865 416838
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BROOKMONT

OX12 8BL

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DESCRIPTION

Open plan retail premises within a popular town centre arcade benefitting from a glazed frontage, internal sink and ample ceiling height. Arbery Arcade is made up of approximately 14 well maintained retail units, some of which have been further enhanced by the occupiers to create a 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 handmade gift 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.

ACCOMMODATION

The accommodation comprises the following areas:

UNIT	SQ FT	SQ M
3	230	21.4

TERMS

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

BUSINESS RATES

The property falls within the small business rates relief threshold, which means that the tenant should benefit from 100% relief, subject to their status.

VAT

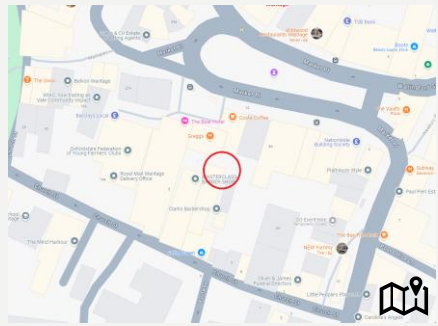
It is understood that this property is not elected for VAT.

RENT

£7,200 pa exc.

LEGAL COSTS

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







VIEWINGS

By appointment through the sole letting agents.

CONTACT

Anthony Wood
01865 416838
enquiries@brookmont.co.uk

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