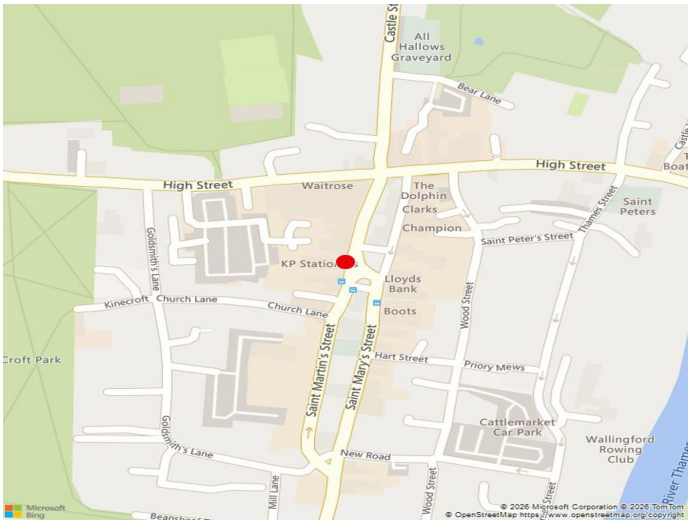
# To Let - Retail

18 Market Place, Wallingford, Oxfordshire OX10 0AD

1,537 sq ft (142.79 sq m)

£45,000 per annum

## Location




Wallingford is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs.

## Description

18 Market Place is a ground floor double fronted retail unit in a prime location in the centre of Wallingford.

The unit is on the corner of Feathers Lane which leads direct to Waitrose and the main car park. The shop is to be divided with a smaller unit at the rear in due course. Other nearby retailers include Coffee#1, Coral, Boots and Greggs Bakery.

## Accommodation

The accommodation comprises the following net internal areas:

| Floors | sq ft | sq m |
|---|---|---|
| Ground floor (front) | 1,537 | 142.79 |
| **Total Area** | **1,537** | **142.79** |

## EPC

The EPC rating for this property is B.

## VAT

VAT is applicable.

## Legal Costs

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

## Terms

A new FRI lease for a term by arrangement.

## Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562. A new assessment may be required.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

**Code for Leasing Business Premises**
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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