



SITUATION

Located near to the junction with Church Street and approx. 150 yards from the intersection with Market Place which houses various multiple retailers such as **Boots, Holland & Barrett, Costa** and **Savers**, all serving the surrounding residential population.

Wantage lies approx. 13 miles south-west of Oxford and 13 miles north-west of Newbury and benefits from good road links to the A338 to the M4 (Junction 14).

PROPERTY

A detached building comprising **2 Ground Floor Shops** with rear access to **10 Self Contained Flats** on the first, second and third floors. In addition, the property includes a **front forecourt** and drive-in access via a front archway to a **Rear Car Park which includes 10 garages and 6/7 additional car spaces** leading to a communal **rear garden area**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Flat 3 (2 Bed Duplex) sold for £98,000 in Feb. 2020 subject to a lease with approx. 49½ years unexpired (Source: zoopla.co.uk).

Note 2: Flat 8 (1 Bed Flat) sold in June 2019 for £120,000 (Source: zoopla.co.uk).

Note 3: The Freeholder insures – Current sum insured £3,726,607 and current premium £7,375.15 p.a.

Note 4: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

£14,210 per annum

Joint Auctioneers

Day and Bell Surveyors
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Vendor's Solicitors

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 20 (Ground Floor Shop)	Gross Frontage 13'9" Internal Width 11'8" Shop & Built Depth 38'2" WC	J.L. Eccles (Hairdresser)	10 years from 23rd December 2018	£5,300	FRI Rent Review and Tenant's Break December 2023
No. 22 (Ground Floor Shop)	Gross Frontage 33'2" Internal Width 31'10" Shop Depth 32'9" WC	RGMB Electrical Ltd (Ridgeway Cycles)	3 years from 25th December 1998 (Holding over)	£8,500	IRI
Flat 1 & Garage	Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual	127 years from 24th June 1970	Peppercorn	FRI by way of service charge. Valuable Reversion in approx. 74¾ years.
Flat 2 & Garage	Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual	127 years from 24th June 1970	Peppercorn	FRI by way of service charge. Valuable Reversion in approx. 74¾ years.
Flat 3 & Garage	Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	2 Individuals	149 years from 24th June 1970	£150	FRI by way of service charge.
Flat 4 & Garage	Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	2 Individual	99 years from 24th June 1970	£15	FRI by way of service charge. Valuable Reversion in approx. 46¾ years.
Flat 5 & Garage	Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	2 Individuals	99 years from 24th June 1970	£15	FRI by way of service charge. Valuable Reversion in approx. 46¾ years.
Flat 6 & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	2 Individuals	99 years from 24th June 1970	£15	FRI by way of service charge. Valuable Reversion in approx. 46¾ years.
Flat 7 & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual	99 years from 24th June 1970	£15	FRI by way of service charge. Valuable Reversion in approx. 46¾ years.
Flat 8 & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual	133 years from 24th June 1970	£200 (Rising to £400 p.a. in 2025 and £800 p.a. in 2046)	FRI by way of service charge. Valuable Reversion in approx. 80¾ years.
Flat 9 & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual	127 years from 24th June 1970	Peppercorn	FRI by way of service charge. Valuable Reversion in approx. 74¾ years.
Flat 10 & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual	127 years from 24th June 1970	Peppercorn	FRI by way of service charge. Valuable Reversion in approx. 74¾ years.
¹ Not inspected by Barnett Ross.				Total: £14,210	

Rear Car Park



The Property

