

Victoria Cross Gallery
Market Place
Wantage OX12 8AS

VSL



Rare Freehold Grade II Listed Building For Sale With Investment Income

12,447 Sq Ft (1,157 Sq M) Approximately
Guide Price: £775,000

- Prominent High Street location
- Rare Freehold Opportunity
- Sizeable property with development potential
- Partly Tenanted
- Grade II Listed Building

01865 848488

www.vslandp.com

LOCATION

The property is located within the heart of Wantage, Oxfordshire. Wantage's strategic location allows for easy access by road to Newbury, Oxford, Swindon and London. The Victoria Cross Gallery sits in an important position within Wantage town centre within the main Market Place and main bus stops. The current access through the gallery is a key thoroughfare to the main parking area at Wantage Civic Centre.

DESCRIPTION

The building is a former corn exchange converted into the Victoria Cross Gallery in the early 1890's. It is listed grade II building with a central glass roof and walkways. The property consists of a basement, ground floor retail and first and second floor offices. The property currently includes a private walkway between Church Street and Market Place. It is our understanding that there is no planning or Title obligation to provide this walkway other than for the benefit of the existing tenants.

The majority of the ground floor is currently let to Greggs plc, along with Mellers Kitchens. Mellers Kitchens also use a store on the first floor. Information on the current leases can be seen below:

Units	Tenant	Lease	Dates	Inside The 1954 Act	Rental Income per Annum	Net Area (Approx Sq M)
1,2 & 4	Greggs Plc	10 Year full repairing lease with 5 th year tenant break	Break 25 th June 2025	Inside	£22,250	136
3, 5, 6, Part 8 & Part 13	Mr P A Malowany t/a Mellers Kitchens	5 years full repairing lease by way of the service charge	Commencement date April 2021	Outside	£12,000	208

ACCOMMODATION

The property comprises the following approximate gross internal floor areas:

	Sq ft	Sq m
Basement	426	40
Ground floor	5,388	501
First floor (inclusive of void)	5,358	498
Second floor	1,275	118
Total	12,447	1157

Floor plans are available from the agents.

SERVICE CHARGE

There is a service charge payable. For more information please contact the agents.

PLANNING

We understand that the property currently benefits from a Class E use. We would however advise all prospective purchasers to undertake their own planning enquiries.

Planning was granted in 2017 for the conversion of the second-floor offices to residential, this has since lapsed. The planning decision can be found: P17/V0189/FUL. Some initial design work has also been undertaken to look at the feasibility of converting the main first floor space. Please contact the agents for more information.

TERMS

The property is available subject to the ongoing leases. The guide price for the property is **£775,000 (Seven Hundred and Seventy-Five thousand Pounds)** plus VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC's are available upon application.

VAT

The vendor has elected to charge VAT.

BUSINESS RATES

All rateable values should be verified by the ingoing party with the Local Authority. Further information: www.voa.gov.uk

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction

VIEWINGS

Strictly by appointment with the selling agents:

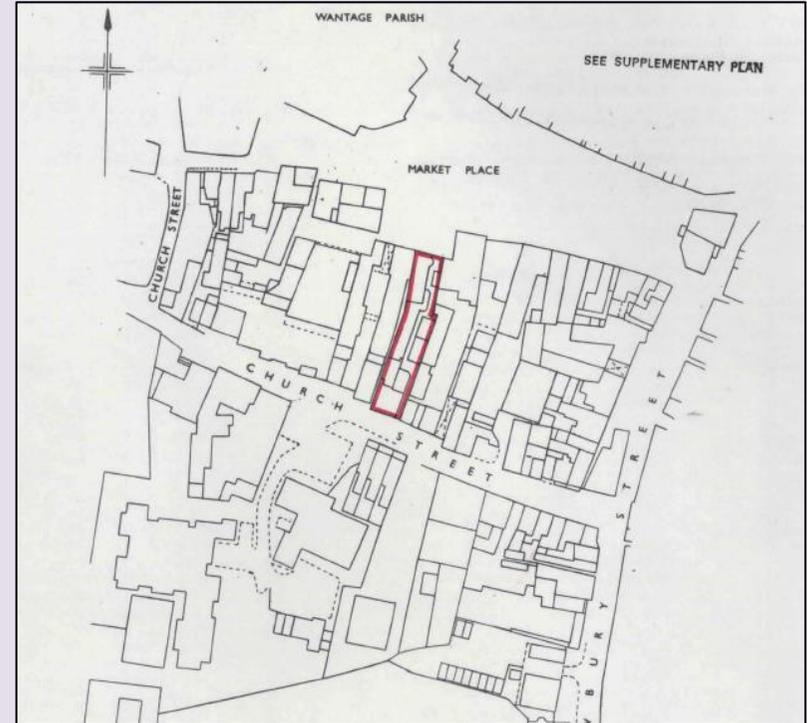
Will Davis/Duncan May

VSL & Partners, 22 Bankside, Kidlington, Oxford, OX5 1JE

T: 01865 848488

E: wdavis@vslandp.com

dmay@vslandp.com



VSL & Partners Ltd, their clients and any joint agents give notice that:

- i) These particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract;
- ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;
- iii) No person in the employment of VSL & Partners Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property;
- iv) Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition. May 21
- v) SUBJECT TO CONTRACT