

Freehold Development Opportunity

4-5 St Leonards Sq, Wallingford
OX10 0AS

BWP

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Location:

Wallingford is an attractive market town, situated on the Thames in Oxfordshire.

The property is situated on the South side of St Leonards Square, which is less than 5 minutes' walk from the main Market Place to the North. Where many national and independent retailers, restaurants and cafes are located.

Connections:

Wallingford is very well connected with Oxford is 25 minutes' drive to the North.

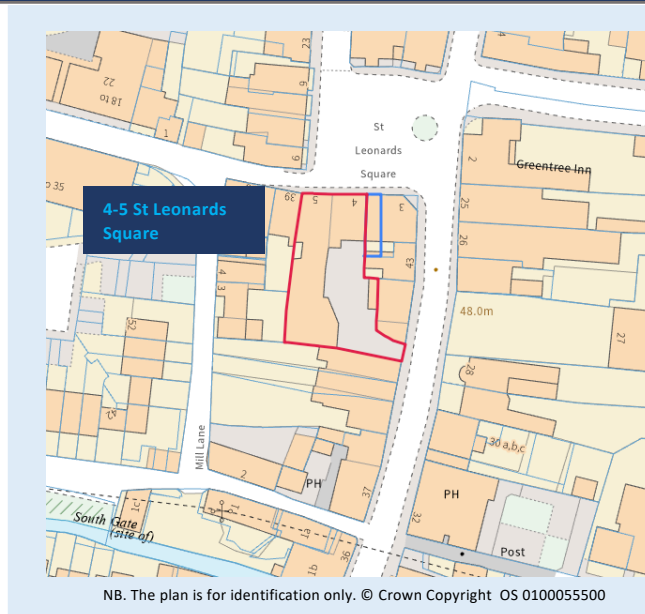
The A34 is 18 minutes' drive to the West, which connects with the M4 to the South at Chieveley (Junction 13) and the Oxford ring road to the North.

Wallingford is less than 10 minutes' drive to Cholsey Railway Station, which is served by Great Western Railway with services to London and to the West.

Description:

The property is Grade II listed, predominantly over 2 stories. Currently used as commercial premises. The retail unit on the ground floor is accessed from St Leonards Square, with the upper floor spit into a number of ancillary offices and storage rooms.

There is separate vehicle access to the rear courtyard and property from St Mary's Street.



NB. The plan is for identification only. © Crown Copyright OS 0100055500



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At first floor level 44 St Mary's street has a flying freehold over 4 St Leonards Square.

The basements and two of the first floor rooms have compromised access.

The property totals 5,518 sq ft (GIA) and the Freehold site is 0.12 acres.

Tenancy:

The property is currently let to Village Fabrics Limited on a lease dated 7th January 2002 for a term ending 6th January 2007. The tenant is currently holding over.

The tenant's repair obligations are limited by a Schedule of Condition attached to the Lease and the Landlord is responsible for maintaining the state and condition of the main structure of the property.

The passing rent is £15,000 per annum (excl).

A copy of the Lease and Schedule of Condition is available on request.

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Planning:

The property currently has Class E(a) use.

The property is Grade II Listed. No. 1048506

The property lies within the Wallingford Conservation area.

The property would be suitable for a number of different uses, subject to planning permission. However, no discussions for change of use have been had with the Local Authority at this stage and it is recommended that interested parties make their own enquiries.

Areas:

Floor Areas	Sq M	Sq Ft
Basement (Compromised access)	56.8	612
Ground	284.3	3,060
First	123.2	1,326
First (Compromised access)	48.3	520
TOTAL	512.6	5,518

n.b. areas provided by the Vendor, not verified by BWP Commercial Property. Measured Survey available upon request.

VAT:

The property is not elected for VAT.

Energy Performance Certificate:

The property has an EPC Rating of E. Certificate and report available upon request.

Title No:

ON38989

Title and Title Plan available upon request.

Business Rates:

The Rateable Value of the property is £15,500. Interested parties should make their own enquiries for the rates payable direct with South Oxfordshire District Council.

Viewings:

For further information or an appointment to view, please contact Iain Duckworth or Charley Burgess on 01491 818180.

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Proposal:

We are instructed to seek unconditional offers in excess of £350,000 for the Freehold interest. Subject to Contract.



4-5 St Leonards Square



Retail Unit Interior, Ground Floor (Above)
Rear Courtyard (Below)



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