



13 Market Place

, Wallingford, OX10 0AD

Guide price £250,000



An excellent commercial opportunity in Market Place, Wallingford Town centre. This grade 2 listed building comprises a good sized retail unit over 3 floors, with rear garden



Description

Commercial unit is in an excellent position within the centre of town, currently used as a florist (business not for sale) who could stay on if a new lease is negotiated.

Entry off the street into a good sized front retail area with basement, the retail unit flows to the rear where there is another good sized area and a back office with WC and doors to garden.

Upstairs leads to a spacious kitchenette / store to the rear and large office to the front.

Upstairs via a narrow staircase to two further rooms, one to the front and one to the back which offer a great space for storage

The property would benefit from some modernisation but has recently had some works carried out (further details upon request) and benefits from a current rent of £11,400 per annum with the lease holding over and a 4 months notice period from wither landlord or tenant side.

The Business use is believed to be class E and CEPC is E

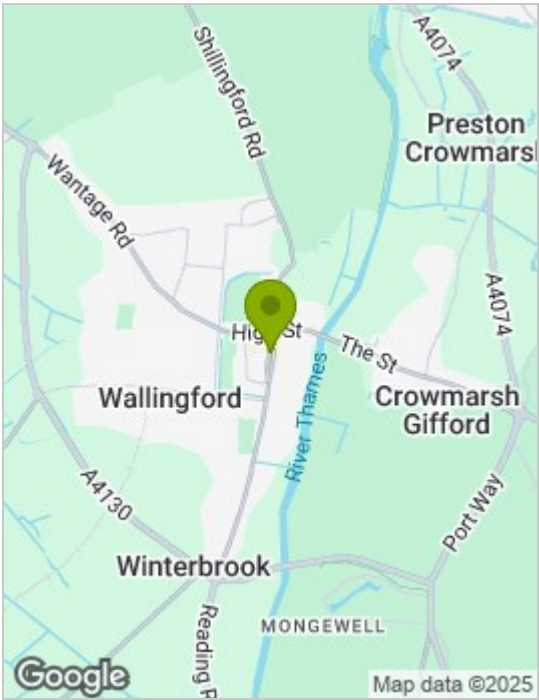
The current rateable value is £12,750

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/158966163>

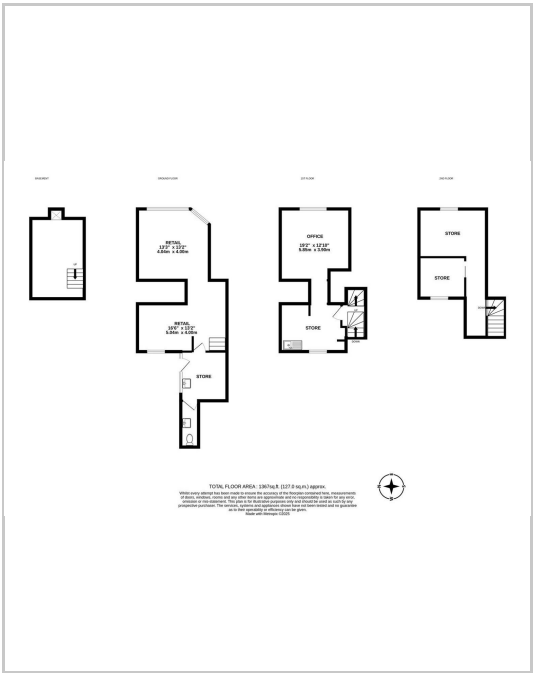
Located within the conservation area of Wallingford town centre, with its popular market place and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl. Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey & Didcot.

NB: Grade 2 listed <https://historicengland.org.uk/listing/the-list/list-entry/1368478>

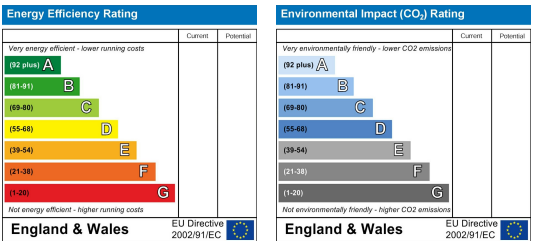
Area Map



Floor Plans



Energy Efficiency Graph



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