



## To Let

### 5 St Martin's Street, Wallingford OX10 0AQ

- Located one unit from Waitrose
- Ground floor with first floor space
- Available via an assignment of the existing lease
- Several national & independent retailers in the vicinity

<b>Ground Floor</b>	421 sq ft*	<b>Passing Rent</b>	£16,000 p.a. exclusive
<b>Part first floor</b>	435 sq ft*	<b>Service Charge</b>	N/A
<b>TOTAL</b>	856 sq ft*	<b>Est. Buildings Insurance</b>	£776.89 p.a.
<b>ITZA</b>	312 units*	<b>Rates Payable</b>	£3,820 p.a.

\* The areas are from the VOA and have not been measured by Hicks Baker.

For more information please contact Hicks Baker

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**USE**

**Class E**

**TENURE**

Available via an assignment of the existing lease.

**LEASE TERMS**

**Lease End:** 21 August 2034  
**Break:** 21 August 2029

**Statute:** Inside the Act  
**Rent review:** 22 August 2029

**RATEABLE VALUE**

£10,000. 2026 List.

**EPC**

D. Expires 3rd November 2034.

**VAT**

VAT is NOT payable

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Transaction



Management



Advice

**Lease code**

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 here](#).

**Misrepresentations Act 1967**

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