



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

Ground Floor	421 sq ft*	Passing Rent	£16,000 p.a. exclusive
Part first floor	435 sq ft*	Service Charge	N/A
TOTAL	856 sq ft*	Est. Buildings Insurance	£776.89 p.a.
ITZA	312 units*	Rates Payable	£4,640.70 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	£9,300. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
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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