



25 & 26, 25a & 26a Market Place, Wantage, OX12 8AE

Summary

- Price: Offers in the region of £700,000
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D

Further information

- [View details on our website](#)

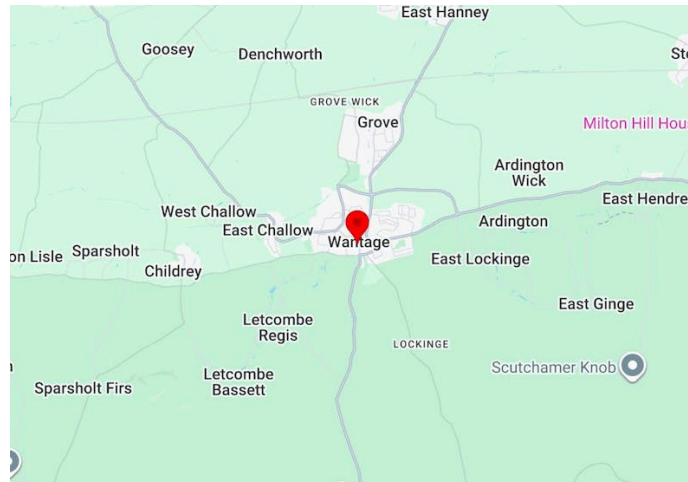
Contact & Viewings



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Key Points

- Character Property located in centre of Market Town
- Fully Income Producing Investment
- Potential for Further Development at rear
- Commercial Income £12,500 p.a. plus rent to be agreed on remaining ground floor suite. Total current income from the flats is £25,200 p.a.

Description

This attractive and prominent late Edwardian c.1911 3-storey building is situated in the end of the Market Square, near to the church, and adjacent to a gallery.

The building comprises two smart professional offices/retail space on the ground floor which were extensively refitted and refurbished in 2016.

There are two spacious duplex apartments over the offices (25a & 26a); 25a was refurbished in 2022 and has been a successful Airbnb and short term let; 26a is tenanted under a rolling AST.

To the rear of the main building there is a detached single storey barn. The barn and car park provide an excellent opportunity for redevelopment and have a lapsed planning consent.



Location

The property is situated in the heart of Wantage, 15 miles to the south west of Oxford and 18 miles to the east of Swindon. The A417 provides a direct link to the A34 trunk road. The A420 Oxford - Swindon route is 9.8 miles distant. Didcot Parkway station is circa.9 miles with fast mainline services.

Viewings

Strictly by appointment

Terms

Guide price £700,000.

Planning

It is understood the current ground floor uses fall within Use Class E and the two apartments have residential use.

There is an expired planning approval which permitted the construction of a new building on the car park to provide 2 x two bedrooomed flats and one single bedroom flat and also provided for the conversion of the barn into a two bedrooomed dwelling.

Floor Plans

Available upon Request



