

## Lot 47

# 21a Mill Street, Wantage, Oxfordshire OX12 9AB

**GUIDE PRICE: £70,000**



## FREEHOLD BUILDING WITH INVESTMENT POTENTIAL

This mid terraced building consists of a vacant refurbished lock-up A1 shop premises situated in the primary shopping frontage area and facing onto one of the main feeder roads into Wantage's Central Shopping area in Market Place. There is a flat above that has been sold on a long lease dated 21 July 2007 for a period of 999 years at a ground rent of £150 pa. The unit consists of a part-divided open plan sales floor with storeroom and cloakroom facilities and we understand has been re-floored, re-wired and re-plastered throughout. The property will be of interest to investment purchasers and owner-occupiers.

### TENURE

Freehold

### ACCOMMODATION

Total sales area: approx 626sq ft, frontage to road 13'5, storeroom approx 7'7 x 4'9, cloakroom

### LOCAL AUTHORITY

Vale of White Horse District Council 01235 520202  
Adopted Rateable Value: £7,900

### VENDORS SOLICITORS

Claire Jones, Darbys Solicitors  
52 New Inn Hall Street  
Oxford OX1 2DN  
01865 811700

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN