

THE OLD POST OFFICE ST MARTIN'S STREET WALLINGFORD OXON OX10 0AD

Location

Wallingford is an attractive historic market town with a population of 7,918 persons standing on the banks of the River Thames in Oxfordshire located approximately 12 miles south east of Oxford, 10 miles north west of Henley on Thames, 12 miles north west of Reading and 45 miles west of London.

Wallingford benefits from close proximity to the M40 (Junction 7) which is situated 10 miles to the north west of Wallingford whilst the M25 is 10 miles due south. The town is located on the A4130 which provides a direct link to the trunk road which connects both the M4 and M40 motorways.

Situation

The property is situated on St Martin's Street in the middle of a prosperous and busy town centre. St Martin's Street provides access to Market Place, the main bus drop-off and pick-up area. Nearby occupiers include WAITROSE, BOOTS, PIZZA EXPRESS, GREGGS and COSTA. The River Thames is only a short walk from the property. Direct trains from nearby Cholsey to London Paddington are approximately 1hr 20min or 58min by fast train via Reading.

Description

The property has an attractive facade and comprises the former Post Office, a detached building of brick construction, under a tiled roof to the front section, pitched and part glazed middle section and flat roof to the rear section. The accommodation is arranged over basement, ground and first floors.

Town Planning

The property is not listed however it is situated within the Wallingford Town Centre Conservation Area. Planning Permission was granted on the 24th April 2002 for the change of use of the entire building to Class A3 restaurant/café bar.

Tenure

FREEHOLD

Tenancy

The entire property is let to OAKMAN INNS & RESTAURANT LIMITED on a full repairing and insuring lease for a term of 25 years from 18th January 2005.

