

**Lot 40, Unit 3, Millbrook Square, Grove, Wantage,**  
**Oxfordshire OX12 7JZ**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Ground Rent Investment

- Shop let to Parsons Bakery until June 2027
- Tenant in occupation for 13 years
- Situated in well established neighbourhood retail precinct
- Neighbouring occupiers include Tesco Express, Costa and a mix of independent retailers, restaurants and cafes
- VAT free investment

#### Lot

40

#### Auction

18th September 2025

#### Rent

£9,650 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

11 miles south west of Oxford, 15 miles east of Swindon, 21 miles north west of Reading

#### Roads

A338, A417, M4

#### Rail

Didcot Parkway

#### Air

London Heathrow Airport

### Situation

The property is situated on the west side of Main Street in a popular neighbourhood retail precinct known as Millbrook Square. Other occupiers within the park include Tesco Express, Costa and a mix of independent retailers, restaurants and cafes.

### Tenure

Freehold.

### Description

The property comprises a shop together with a flat on the first floor. The flat is accessed from the rear and has been let on a long lease. The flat also includes a ground floor garage within their demise.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	72.40	(779)	PARSONS BAKERY LIMITED (1)	A term of years from 06/07/2022 until 15/06/2027	£9,500
First	Residential	-	-	INDIVIDUAL	125 years from 17/03/2017	£150 (2)
Total Approximate Commercial Floor Area		72.40	(779)			£9,650

(1) Parsons Bakery was established in 1926 and operate from 48 shops across the South West ([www.parsonsbakery.co.uk](http://www.parsonsbakery.co.uk)). For the year ending 31/12/2024, Parsons Bakery Limited reported a Turnover of £14,681,435, a Pre-Tax Profit of £272,664 and a Shareholders Funds of £4,044,176 (NorthRow 16/07/2025).

(2) The lease provides for a fixed rental increase to £200 pa on 01/03/2027 and £250 pa on 01/03/2037.

NB: The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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**Contacts**

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2024