

## 131 Broadway, Didcot, OX11 8RQ

A2 / Retail Opportunity

750 sq ft (69.7 sq m)



### • PRELIMINARY DETAILS

- Prominent location with retail frontage to Broadway
- A2 office (or A1 retail)
- Near Orchard Centre & Sainsburys
- Convenient for Didcot Parkway & local bus routes

# 131 Broadway, Didcot, OX11 8RQ

## Description

The premises comprise two storey A2 office / retail accommodation. It was occupied until recently by Nationwide who have relocated to larger premises within the town.

The property is undergoing end of lease dilapidations and further information on accommodation will be provided following an internal inspection.

## Location

The property is located in a prominent position on the southern side of The Broadway, opposite Market Place and Station Road, the main pedestrian feeder route to The Orchard Shopping Centre.

By rail, Didcot Parkway Station provides a regular commuter rail service to Reading (15 mins approx) and London Paddington (45 mins approx). By road, the A34 Milton Interchange is three miles to the east via the A4130.

## Business Rates

2017 RV: £7,200

2017/18 UBR Multiplier: £0.466

Interested parties are advised to independently verify their potential liability for Business Rates direct with the rating authority.

## EPC

To be uploaded to [www.parkerparr.com](http://www.parkerparr.com) when available.

## Accommodation

The unit has the following approximate net internal floor areas:

	sq ft	sq m
GROUND FLOOR:		
Retail / banking area	260	24.15
Rear office	127	11.80
Interview room	88	8.18
FIRST FLOOR:		
Office / staff room	211	19.60
Store room	64	5.95
<b>Total</b>	<b>750</b>	<b>69.68</b>

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

## Rent

On application.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

## Viewings

Strictly by prior appointment with the letting agents:

**Parker Parr T: 01235 862826**

Tim Parr E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)

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Abingdon Office

01235 862826

  
**parkerparr**  
**01235 862826**  
[www.parkerparr.com](http://www.parkerparr.com)