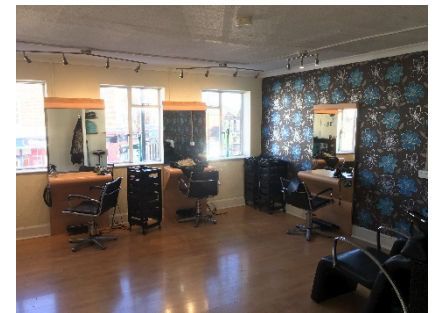


135A BROADWAY, DIDCOT OX11 8RQ

A2 / Retail Opportunity

446 sq ft (41.43 sq m)



- Prominent location with good signage potential
- Self-contained entrance from Broadway
- Open plan accommodation with good natural light
- Laminate flooring
- Separate store room

135A BROADWAY, DIDCOT OX11 8RQ

Description

The property comprises self-contained first floor salon premises accessed directly from a ground floor entrance on Broadway within an established retail parade. Features include:

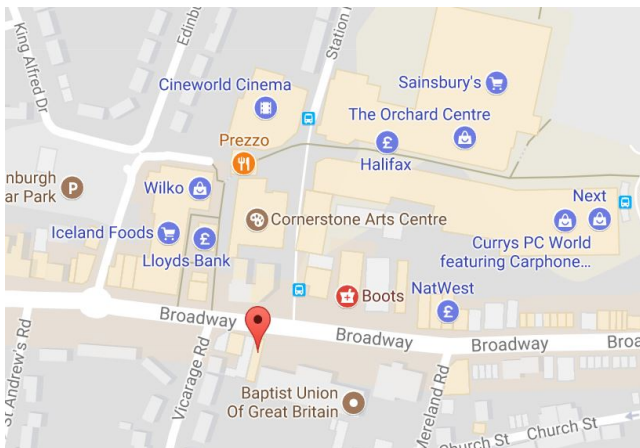
The property is has the following features:

- Prominent location with good signage potential
- Self-contained entrance from Broadway
- Open plan accommodation with good natural light
- Laminate flooring
- Separate store room
- Spot lighting on ceiling tracks
- Staff WC

Location

The property is prominently situated in a retail parade on the south side of Broadway above Allen & Harris estate agency. Other occupiers in the parade include Helen & Douglas and an Italian food outlet. A pelican crossing in front of the parade provides convenient access to Broadway and Station Road.

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.



EPC

To be uploaded to www.parkerparr.com when available.

Accommodation

The unit has the following approximate net internal floor areas:

	sq ft	sq m
FF – Salon premises	397	36.89
FF – Store room	49	4.56
Total	446	41.43

Terms

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

Rent

On application

Business Rates

2018 RV: £5,400

2018/19 UBR Multiplier: £0.4808

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

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 sole letting agents:

Parker Parr

T:01235 862 826

Tim Parr

E: tparr@parkerparr.com

Draft details updated December 2018