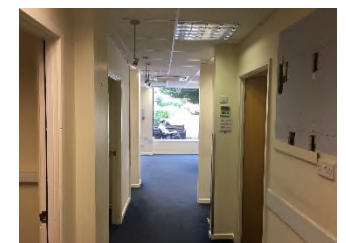


174 BROADWAY, DIDCOT OX11 8RN

A1 Retail Unit

831 sq ft (77.2 sq m)



RE-MARKETED JANUARY 2019 DUE TO NEW TENANT NOT CONCLUDING TRANSACTION

- Prominent location on Broadway
- Net retail frontage of 22 ft 8 ins (6.9 m) approx
- Close to W H Smith, Scrivens & Peacocks
- Staff parking space
- Convenient for Didcot Parkway & local bus routes

174 BROADWAY, DIDCOT OX11 8RN

Description

A ground floor retail unit currently fitted as an opticians but ready for re-fit / adaptation by the new occupier. The accommodation comprises a front sales area with partitioned consultation rooms behind.

The property has the following features:

- Net frontage 6.9m approx
- Net internal width (max) 7.2m
- Modern suspended ceiling with recessed lighting
- Air conditioning (fitted by previous tenant)
- Staff toilet & kitchenette
- Service access from front
- One staff car parking space

Location

The property is located in a prominent position on the north side of Broadway, adjoining Peacock, close to WH Smith, HSBC and 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.



Accommodation

The unit has the following approximate net internal floor areas:

	sq ft	sq m
Ground Floor	831	77.2
Total		

Terms

The unit is available on a new effective full repairing and insuring lease for terms to be agreed

Rent

£19,500 per annum exclusive

Business Rates

2017 RV: £21,500

2018/19 UBR Multiplier: £0.493

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 joint letting agents:

Parker Parr T:01235 862 826
Tim Parr E: tparr@parkerparr.com

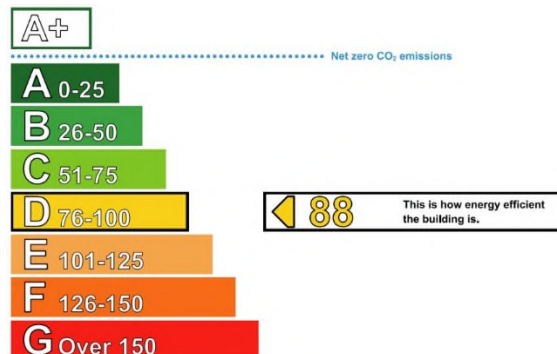
DMA Property T: 020 7491 7777

Draft details updated January 2019

EPC

Certificate ref no: 0260-0633-7099-7829-3096

Download in full at parkerparr.com



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