

182 Broadway, Didcot, Oxfordshire OX11 8RN

Retail A1 Shop

1,545 sq ft (143.6 sq m) approx



- Prominent retail frontage to Broadway
- 25ft retail frontage
- Refurbished 2014
- Staff toilet / kitchenette
- One private car parking space

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Description

The property comprises a ground floor retail unit having been fully refurbished in 2014 and having the following features:

Retail frontage (gross): 7.74m approx;
Internal width (max) 7.11m narrowing to 4.33m;
Shop depth 24.27m approx;
Full suspended ceiling;
Shop depth 30 ft 6 ins (9.32 m) max;
Staff kitchen, WC & store room;
Rear vehicular access with one private parking space.

Location

Didcot is an expanding South Oxfordshire market town which is undergoing considerable residential development, with a growing retail catchment. It enjoys good access to A34 Oxford-Newbury and Didcot Parkway station provides a fast commuter service to Reading and London Paddington.

The property is located in an established retail location on the south side of Broadway between W H Smith & Orchard Centre. There are short stay customer parking bays immediately outside and customer car parks nearby.

Business Rates

2017 RV: £28,250; 2017/18 UBR Multiplier £0.479.
Applicants are advised to contact the rating authority to verify their potential liability for business rates.

EPC

To be provided. This will be available in full for download at www.parkerparr.com

Accommodation

The unit has the following approximate net internal floor areas:

	sq ft	sq m
GROUND FLOOR:		
Retail sales	1487	138.1
Ancillary (kitchenette, store)	58	5.5
Total	1,545	143.6

Terms

The premises are available by way of an assignment of the existing lease expiring 19/02/2026 with a Tenant option to break in 2023 at a current rent of £22,000 per annum exclusive subject to review in 2017. Alternatively a new sub-lease is available for a term by negotiation.

Repair / Service Charge

The lease is drawn effective FRI terms with a service charge contribution towards a proportion of the landlord's costs of maintaining the building.

VAT

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

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

Strictly by prior appointment with letting agents:

Parker Parr T: 01235 862826

Tim Parr E: tparr@parkerparr.com

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