

## 184 BROADWAY, DIDCOT OX11 8RN

Ground Floor Retail Unit

926 sq ft (86.0 sq m)



- Prominent unit in good Broadway location
- Net frontage 14'6" (4.4m) approx.
- Modern shop-fit and rear service access
- Near Orchard Centre & Sainsburys
- Convenient for Didcot Parkway & local bus route

# 184 BROADWAY, DIDCOT OX11 8RN

## Description

The premises comprise a ground floor retail unit with glazed shop front. It has the following approximate dimensions:

- Shop depth 57 ft (17.4m)
- Sales depth 39 ft 2 ins (11.9m)
- Frontage: gross 15 ft 7 ins (4.75m); net 14 ft 6 ins (4.42m)
- Maximum net width 18 ft 5 ins (5.6m)

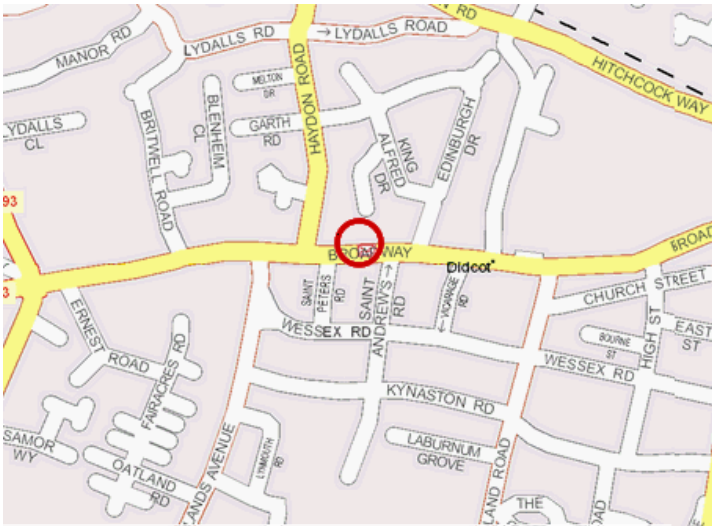
The sales area benefits from a modern shop-fit with laminate wood-effect floor and suspended ceiling with recessed overhead and display lighting. Heating by high level electric warm air heaters.

The ancillary storage has rear servicing and parking accessed from Edinburgh Drive. Staff toilet and kitchenette.

## Location

The shop has retail frontage to Broadway, Didcot fronting a wide, brick-paved pedestrian thoroughfare, adjacent to short-stay customer car parking. Nearby retailers include W H Smith, Dominos Pizza and HSBC. It is also within walking distance of town centre car parks, the weekly open air market at Market Place and The Orchard Centre.

Didcot is located approximately 3 miles east of the A34. The A34 dual carriageway provides direct access to the M4 (J13) and M40 (J8/9). The town also has a fast and frequent rail service from Didcot Parkway Station into London Paddington.



## 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
Sales	628	58.3
Ancillary storage	298	27.7
<b>Total</b>	<b>926</b>	<b>86</b>

## Terms

The property is available on a new effective full repairing and insuring lease for a term by negotiation.

## Rent

On application

## Business Rates

2017 RV: £11,500

2017/18 UBR Multiplier: £0.466

## 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](mailto:tparr@parkerparr.com)

Draft details prepared October 2017