



126 - 128 Broadway

Didcot, OX11 8AB

## Multi-Let Retail Investment Property on Prime Pitch

**1,898 sq ft**  
(176.33 sq m)

- Good frontage on Broadway
- High Footfall Location
- Fully let producing £30,250 pa
- Let quickly when vacant
- Long Term development potential, subject to planning

# 126 - 128 Broadway, Didcot, OX11 8AB

## Summary

<b>Available Size</b>	1,898 sq ft
<b>Price</b>	Offers in excess of £350,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Location

Strategically located just off the A34, approximately 15 miles south of Oxford, Didcot is an established market town home to a rapidly expanding population and a growing commercial sector. Excellence of communications is afforded by road and rail, with the A34 providing a direct dual carriageway link with the M4 and M40 motorways. By rail, Didcot Parkway BR Station serves as a mainline interchange and offers a fast service to London Paddington. The subject premises occupy a prominent position on Broadway, a prime trading location within Didcot.

## Description

Prominent two storey property of masonry construction with rendered elevations under a flat roof. The property is let to three retail tenants with the following key lease terms.

### Unit 126A

Term 6 years from 1st February 2022

Rent £7,000 pa

Rent Review 1st February 2025 to open market rent

### Unit 126B

Term 15 years from 09/06/2026

Rent £9,750 pa

Rent Review Every 5th anniversary, upward only, open market rent review

Break Tenant option to break at the 5th anniversary

### Unit 128

Term 9 years from 13th November 2019

Rent £13,500 pa

Rent Review 13th November 2022 and every third anniversary to open market rent

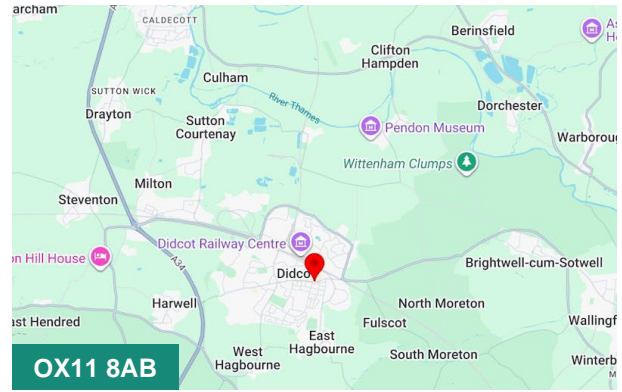
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 126a	515	47.85	Let
Unit - 126b	525	48.77	Let
Unit - 128	858	79.71	Let
<b>Total</b>	<b>1,898</b>	<b>176.33</b>	

## Terms

The freehold interest in the property is available to purchase, subject to existing tenancies.



## Viewing & Further Information



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