

Didcot - 1 Market Place, Oxfordshire OX11 7LE
Virtual Freehold Takeaway Investment



BLUE ALPINE

PROPERTY CONSULTANTS



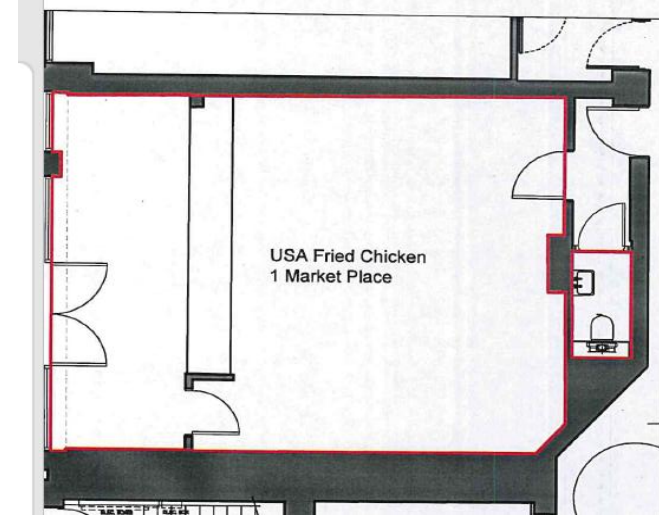
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Investment Consideration:

- Purchase Price: £200,000
- Gross Initial Yield: 8.25%
- Rental Income: £16,500 p.a.
- Let until February 2031. No breaks.
- VAT is applicable to this property. TOGC available.
- Comprises ground floor takeaway with ancillary accommodation at first floor
- Situated in the heart of Didcot town centre, prominently position on the north side of Broadway
- Occupiers nearby including Puregym, Iceland, Scrivens, Holland & Barrett, TG Jones and Subway.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1 (Ground & First Floor)	Ground Floor: 57.3 sq m (616 sq ft) Open plan takeaway, kitchen, storage First Floor: 50.9 sq m (547 sq ft) Ancillary, storage	Individual	10 Years from 2 February 2021	£16,500	Note 1: FRI Note 2: No breaks Note 3: Deposit held of £4,125 + VAT Note 4: Rent review from February 2026 outstanding
Total				£16,500	

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Property Description:

Comprises ground floor takeaway shop with ancillary accommodation on the first floor, providing the following accommodation and dimensions:

Ground Floor: 57.3 sq m (616 sq ft)

Open plan takeaway, kitchen, storage

First Floor: 50.9 sq m (547 sq ft)

Ancillary, storage

Total GIA: 108.2 sq m (1,163 sq ft)

Tenure:

Long leasehold. Held on a 999 year lease from 2026 at a ground rent of peppercorn.

Tenancy:

The property is at present let to an Individual for a term of 10 years from 2nd February 2021 at a current rent of £16,500 per annum and the lease contains full repairing and insuring covenants. No breaks. Deposit held of £4,125 + VAT. Rent review from February 2026 outstanding.

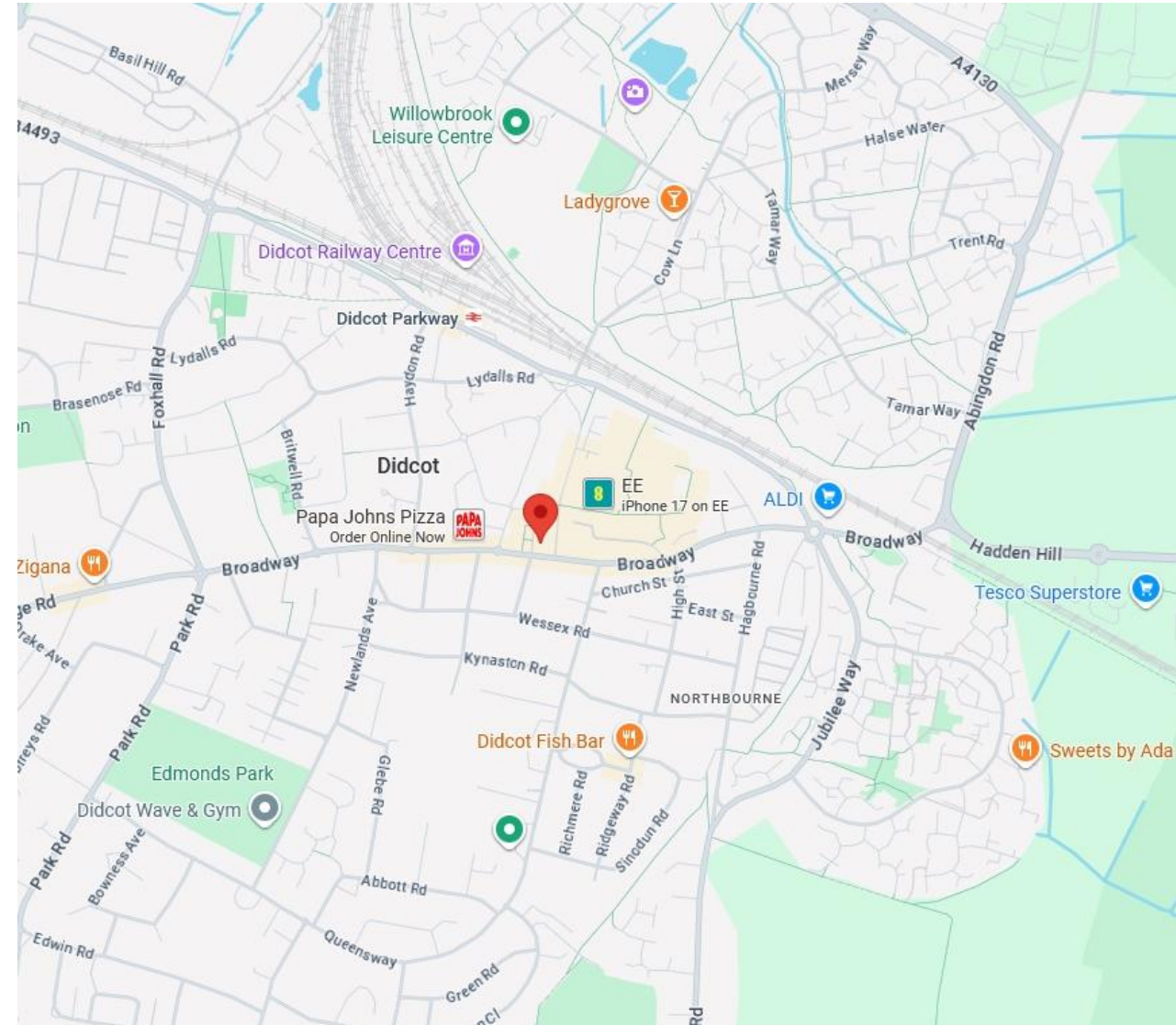


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Location:

The property is situated in the heart of Didcot town centre, prominently positioned on the north side of Broadway. The property benefits from being a short walk to Didcot Parkway Railway Station and some 50 metres from The Orchard Centre, home to occupiers including Sainsbury's, Currys, Nandos, Burger King, McDonal's, Shoezone and Holland & Barrett. Other nearby occupiers include Puregym, Iceland, Scrivens, TG Jones and Subway.



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Contacts:

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BLUE ALPINE

PROPERTY CONSULTANTS

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