

# RETAIL UNIT- TO LET

DIDCOT - 156 THE BROADWAY, OX11 8RJ

Mason  
Partners



## Location

The property occupies a prominent position fronting Didcot Broadway, the town's principal retail thoroughfare, benefiting from strong footfall, passing traffic and a nearby public car park. Didcot Railway Station and the Orchard Centre are within easy walking distance, providing access to a well-established shopping destination with a range of cafés, bars and restaurants, together with national retailers including Sainsbury's and Aldi.

Didcot is well connected, offering convenient access to the M4, M40 and A34, and the Harwell Campus. The property further benefits from a good position being nearby occupiers including Iceland, Greggs and Prezzo, enhancing its visibility and trading profile.

## Accommodation

The property comprises a ground floor shop and measures to 931 sq ft.

## Terms

Available by way of a new lease, for a term of 10 years or more with rent reviews at the 5th anniversary of the lease.

## Rent

£28,000 pa.

## Service Charge

£2,500 pa.

## Rating Assessment

£17,750 pa – Interest parties are advised to make their own enquiries with the relevant authority.

## EPC

Energy Performance Asset Rating: C

## Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in any transaction.

## Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

## Financial Sanctions Regulations

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

<https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents>

## Viewing

Toby Mason

07920 032 675

[tobymason@masonpartners.com](mailto:tobymason@masonpartners.com)

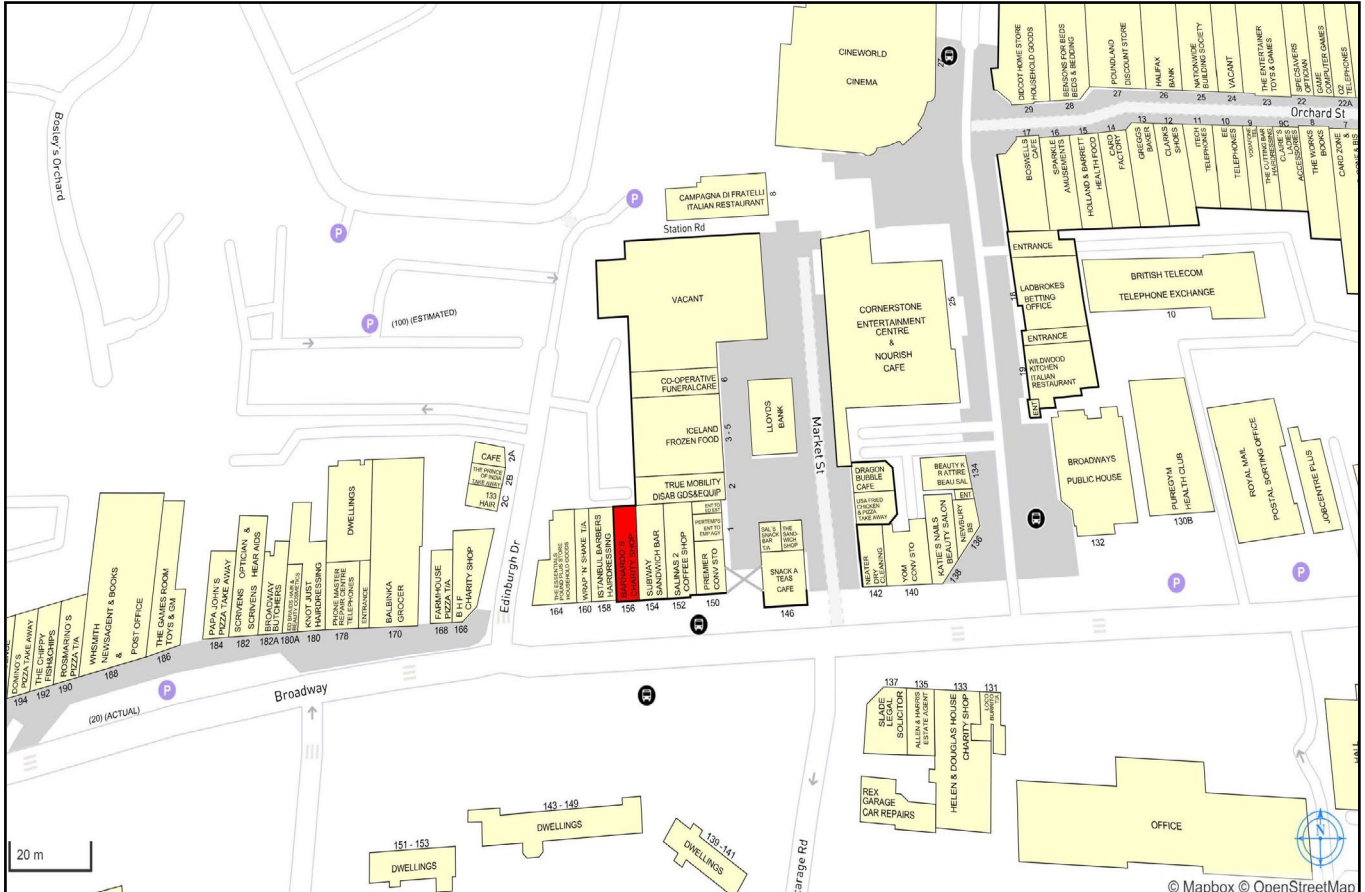
0207 495 1971

[masonpartners.com](http://masonpartners.com)

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**Mason Partners**



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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