

Didcot - 2 Market Place, Oxfordshire OX11 7LE  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



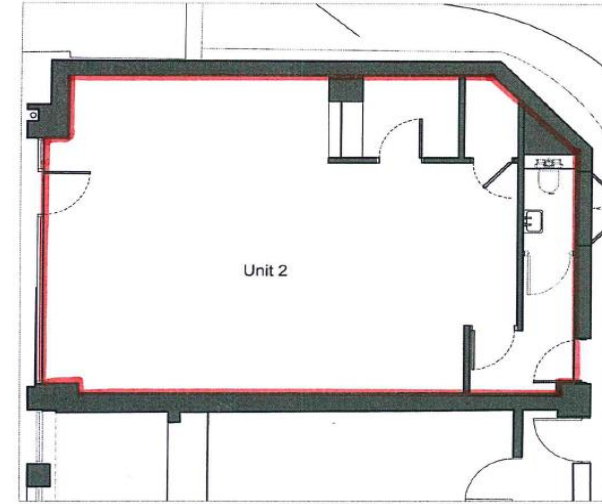
# Didcot - 2 Market Place, Oxfordshire OX11 7LE

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### Investment Consideration:

- Purchase Price: £185,000
- Gross Initial Yield: 8.11%
- Rental Income: £15,000 p.a.
- VAT is applicable to this property. TOGC available.
- Comprises ground floor retail unit t/a Bubble Tea Shop
- 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. 2 (Ground Floor)	Ground Floor: 52 sq m (559 sq ft) Open plan retail, storage, wc	Individual	8 Years from 23 June 2023	£15,000	Note 1: FRI Note 2: Rent review on 23.06.27 open market upward only Note 3: Tenant option to determine on 23.06.27 with min 6 months notice Note 4: Deposit held of £3,750 + VAT
<b>Total</b>				<b>£15,000</b>	

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### Property Description:

Comprises ground floor retail shop, providing the following accommodation and dimensions:

Ground Floor: 52 sq m (559 sq ft)

Open plan retail, storage, wc

### 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 8 Years from 23<sup>rd</sup> June 2023 at a current rent of £15,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 23.06.27 open market upward only. Tenant option to determine on 23.06.27 with min 6 months notice. Deposit held of £3,750 + VAT



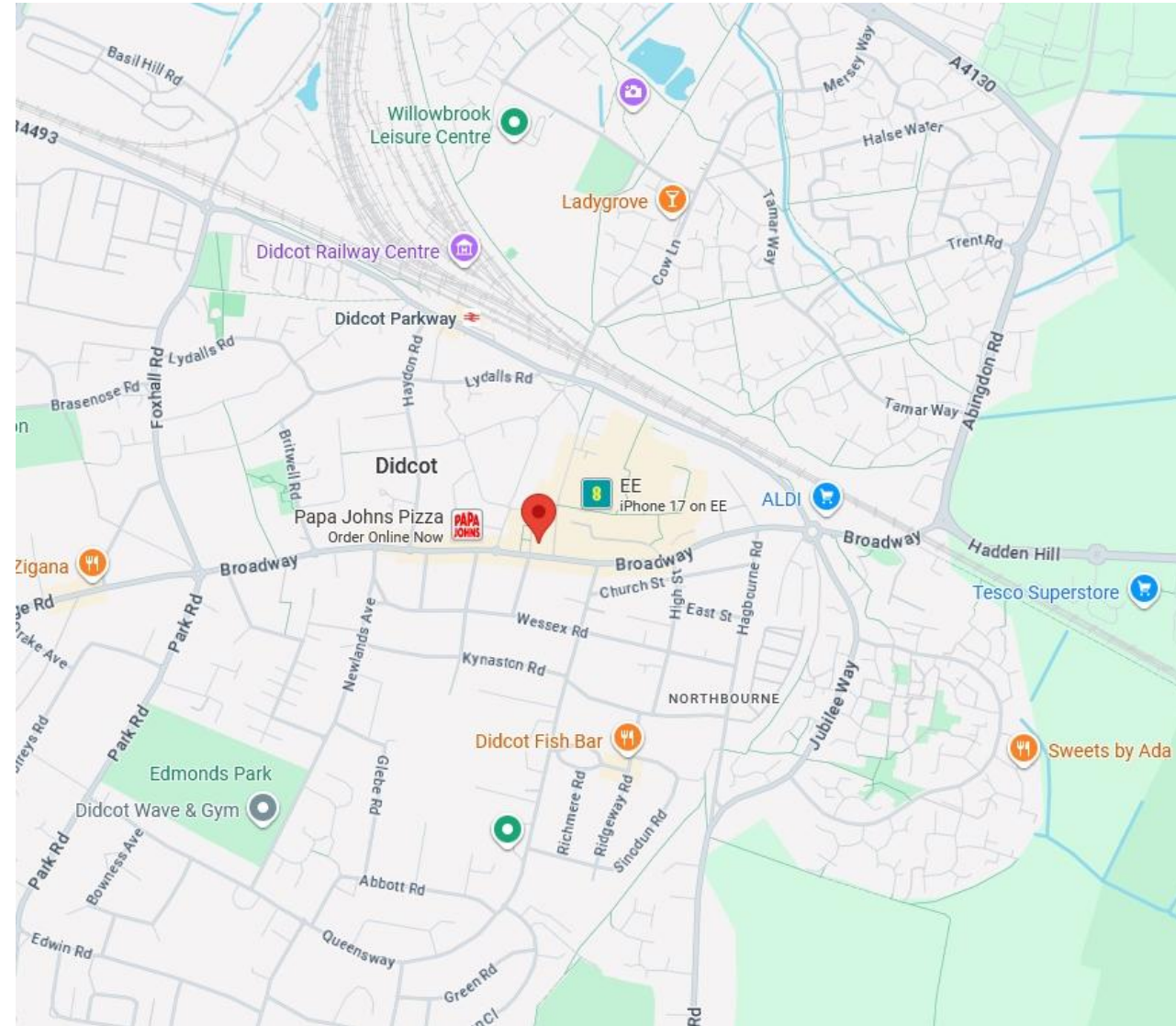
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### Location:

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:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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