



**RARE OPPORTUNITY TO ACQUIRE SUBSTANTIAL INVESTMENT
PREMISES 224 THE BROADWAY, DIDCOT, OX11 8RS**

FOR SALE FREEHOLD

Total gross ground floor 3414 sq.ft. (317.3 sq.m)

Total gross first floor 3948 sq.ft. (367 sq.m)

122 Broadway, Didcot, OX11 8RS

LOCATION

The premises sit on the fringe of the main retail area of The Broadway in Didcot It is in a secondary trading location on the Western edge of the retail area on the north side of Broadway.

Didcot is situated approximately ten miles south of Oxford and has good communication links being situated both on the A34 Oxford to Newbury trunk road and the London Paddington to Penzance mainline railway. It has considerable industrial and warehousing development as a consequence of these communication links.

The property forms the eastern end unit in a block of four. The other three units being used as takeaways or restaurants.

DESCRIPTION

The property comprises an end of terrace two storey building with brick elevations under a flat roof. A two storey extension has been added of the same construction and there is a surfaced parking area with shared use adjacent to the west elevation of the building. The property has some forecourt parking adjacent to the front elevation.

The ground floor is in retail use and is occupied by an electrical wholesaler. The building has a traditional glazed shop frontage but the rear of the ground floor is used predominantly for storage of stock.

The first floor is occupied as a gymnasium and accessed via a single door entrance and staircase adjacent to the retail frontage. The first floor frontage is also glazed affording the tenant an opportunity to advertise its presence.

ACCOMMODATION

Ground Floor - 3,024 sq.ft.

Rear Store - 307 sq.ft.

Total net internal area - 3,331 sq.ft.

Overall gross internal area - 3,414 sq.ft.

First Floor

Overall gross internal area - 3,948 sq.ft

PLANNING

The premises currently benefit from a Class E planning use therefore enabling the premises to be used for a variety of uses without a formal planning consent. Further enquires should be made of South Oxfordshire District Council

RATEABLE VALUE

The premises have rateable values of;

Ground floor £23,000

First floor £Not available

EPC

An EPC is currently being prepared and will be available shortly

TENANCIES

Ground Floor

Tenant; Didcot Electrical Wholesalers Limited
Demise; Ground floor of building shown on the lease plan.
Term; Five years from 3rd July 2017.
Rent; £24,000 per annum.

Rent Review

The lease is subject to rent review with effect from 3rd July 2020. We are advised that the rent has not increased.

Repair/Insurance; The lease is held on equivalent full repairing and insuring terms.

First Floor

This is held under the terms of a Law Society lease.

Tenant; Nicholas Aubrey Goodman and Jason Pell
Demise; First floor, 224 The Broadway together with the right to use four parking spaces.
Term; Three years from 1st January 2009.
Rent; £18,000 per annum.
Repair/Insurance; The lease is held on equivalent full repairing and insuring terms.

TERMS

The premises are available to purchase freehold subject to the tenancies outlined above. Full details of these can be made available upon request.

The asking price is £480,000 We are informed that there is no VAT applicable

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

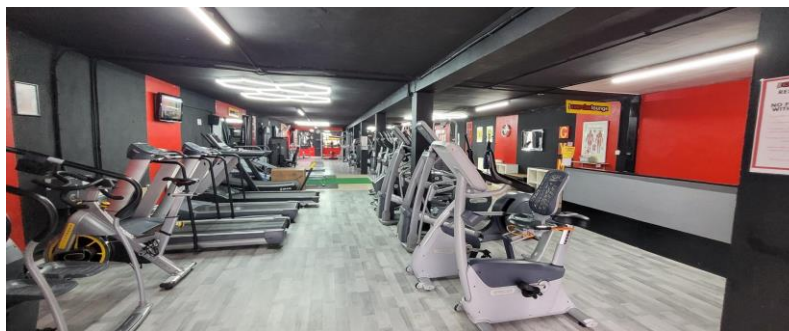
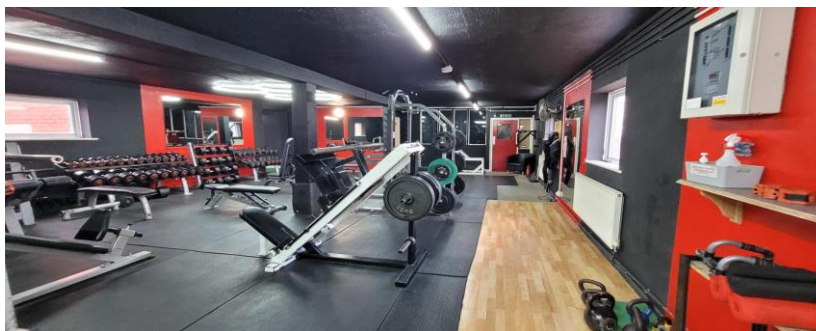
Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through Bruce Raybould

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