

BENEDICTS

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Investment

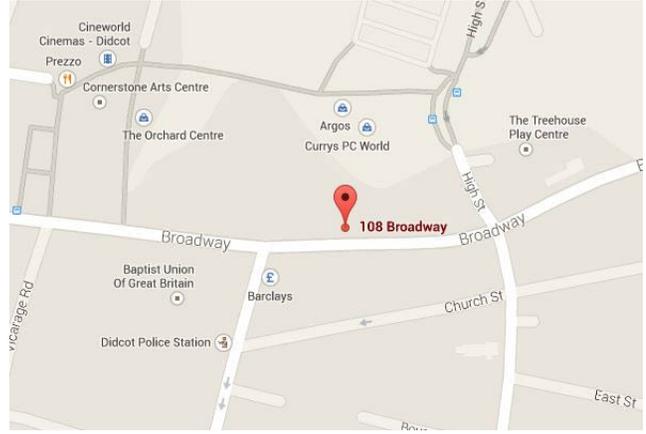
**Tenanted Investment
Comprising
Retail Unit
And
3 Bedroom Apartment
In Central Position**

FOR SALE

**108/108A
Broadway
Didcot
Oxon
OX11 8AB**

Commercial Property Sales, Lettings and Acquisitions | Development Site Sales and Acquisitions
Valuations Lease Renewals and Rent Reviews | Commercial Property Management

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Location

Strategically located just off the A34, approximately 10 miles south of Oxford, Didcot is an established market town home to a rapidly expanding population. 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 Station serves as a mainline interchange and offers a fast service to London Paddington.

Didcot's retail facilities have been much enhanced by the completion of Phase 2 of The Orchard Shopping Centre that has cemented the town's position as a regional shopping destination. The subject premises occupy a prominent position on Broadway, one of Didcot's principal shopping streets.

Description

The subject premises comprise a 3 storey building arranged so as to provide a retail/A2 unit at ground floor with duplex apartment above. The retail unit at 108 Broadway offers the following approximate net internal floorspace;

Main Salon	- 22.30 m2 (240 sq ft)
Office & Kitchen	- 14.48 m2 (156 sq ft)
Tea Station	- 0.51 m2 (6 sq ft)
Store	- 0.97 m2 (10 sq ft)
Total	- 38.26 m2 (412 sq ft)

Scope exists for the return of the unit to an open plan layout by the removal of internal partitioning.

The apartment at 108a Broadway is arranged so as to provide 3 bedrooms, lounge, kitchen and bathroom, with small external terrace, whilst a garage/store stands to the rear.

Tenancies

The ground floor is let to estate agents, Davis Tate Ltd, by way of an internal repairing and insuring lease for a term of 9 years with effect from 24 August 2015, incorporating 3 yearly rent reviews and a tenant-only break option on 24 August 2020. The passing rent stands at £9,250 per annum but the 2018 rent review, exercised at £12,000 per annum, has yet to be settled.

The apartment is the subject of an Assured Shorthold Tenancy, with personal Guarantor, for a term of 12 months with effect from 1 August 2018 at a rent of £780 per calendar month.

Price

The property is for sale freehold, subject to the existing tenancies, at a price of £350,000.

Rating

Retail Unit - Rateable Value - £8,900
Apartment - Council Tax Band B

Energy Performance

A2/Retail Unit – F143
Apartment – F37

Viewing

By appointment with Benedicts

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- 1) The particulars, general remarks and other information and details contained herein do not constitute any part of an offer or contract.
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- 3) No person in the employment of Benedicts has any authority to make or give any representation or warranty whatever in relation to this property.
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