

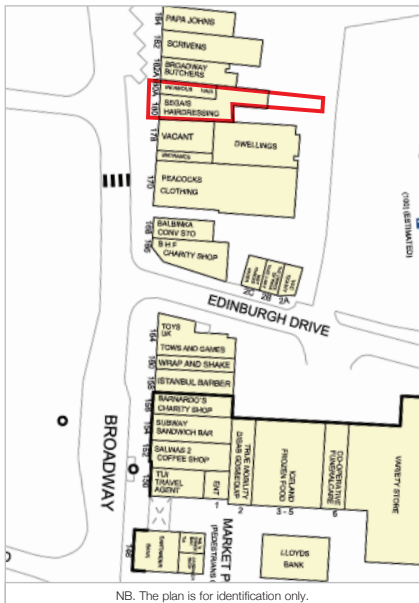
# **Didcot** **180-180A Broadway** **Oxfordshire** **OX11 8RN**

- **Freehold Shop Investment**
- Two shops let on leases expiring in 2020
- Includes rear stores/garage and car parking
- First floor may have potential for residential subject to all necessary consents and existing lease
- Close to WH Smith, Scrivens and Peacocks
- Public car park to the rear
- No VAT applicable
- Total Current Rents Reserved

**£27,500 pa**

**On the instructions of Trustees**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.



## **Tenure**

Freehold.

## **Location**

Didcot is an Oxfordshire Garden Town, renowned for its rail station, located 10 miles south of Oxford adjacent to the A34, which leads to the M4 at Junction 13. Didcot is expanding, with some 7,000 new houses planned. The town lies just 3 miles to the east of Milton Park, a globally recognised science and business park, as well as Harwell and Culham Science Centres.

The property is situated on the north side of Broadway, close to its junction with Edinburgh Drive, where there is a public car park. Occupiers close by include WH Smith, Peacocks, TUI Travel, Scrivens, Iceland and Wilko, amongst many others.

## **Description**

The property is arranged on ground and one upper floor to provide two ground floor shops presently trading as a hair salon and barber shop, with No.180 benefitting from additional salon and treatment rooms and staff ancillary accommodation on the first floor. In addition, there is a rear store/garage accessible from the rear driveway and parking for about 2 cars.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Energy Performance Certificate**

EPC Rating 81-82 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
180	Individuals	Ground Floor 105.50 sq m (1,136 sq ft) First Floor 78.00 sq m (840 sq ft) Rear Store 34.50 sq m (371 sq ft) Total 218.00 sq m (2,347 sq ft)	10 years from 20.09.2010 Rent review every 5th year (1) FR & I	£20,000 p.a.	Reversion 2020
180A	Individuals	Ground Floor 36.00 sq m (387 sq ft)	Term of years from 13.04.2012 to 19.09.2020 FR & I	£7,500 p.a.	Reversion 2020

(1) The 2015 rent review was not actioned.

**Total £27,500 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms R Farahani, Slade Legal. Tel: 01235 521920 e-mail: [ramela.farahani@slade-legal.co.uk](mailto:ramela.farahani@slade-legal.co.uk)