

RESTAURANT OPPORTUNITY DIDCOT UNIT 19 ORCHARD CENTRE

Description

The Orchard Centre provides 300,000 sq. ft. of retail and leisure floorspace across 65 units with 875 onsite car parking spaces.

Key occupiers include **M&S, TK Maxx, Mountain Warehouse, Sports Direct, River Island** and **HMV** in Phase II. Phase I key tenants include **Robert Dyas, Superdrug, Shoezone, Clarks, Greggs, Holland & Barrett** and **O2**. The scheme is anchored by a 70,000 sq. ft. **Sainsbury's Superstore**.

The F&B offer of Didcot is anchored by a 5 screen **Cineworld** with other occupiers including **Loungers, McDonalds, Nando's, Costa** and **Burger King**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor only providing the following approximate areas:

Ground Floor 2,481 sq. ft. (230.49 sq. m)

Lease

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£65,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £15,948 per annum.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£56,500
UBR (24/25)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of B 37. A full report is available upon request.

Legal Costs

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

Viewing

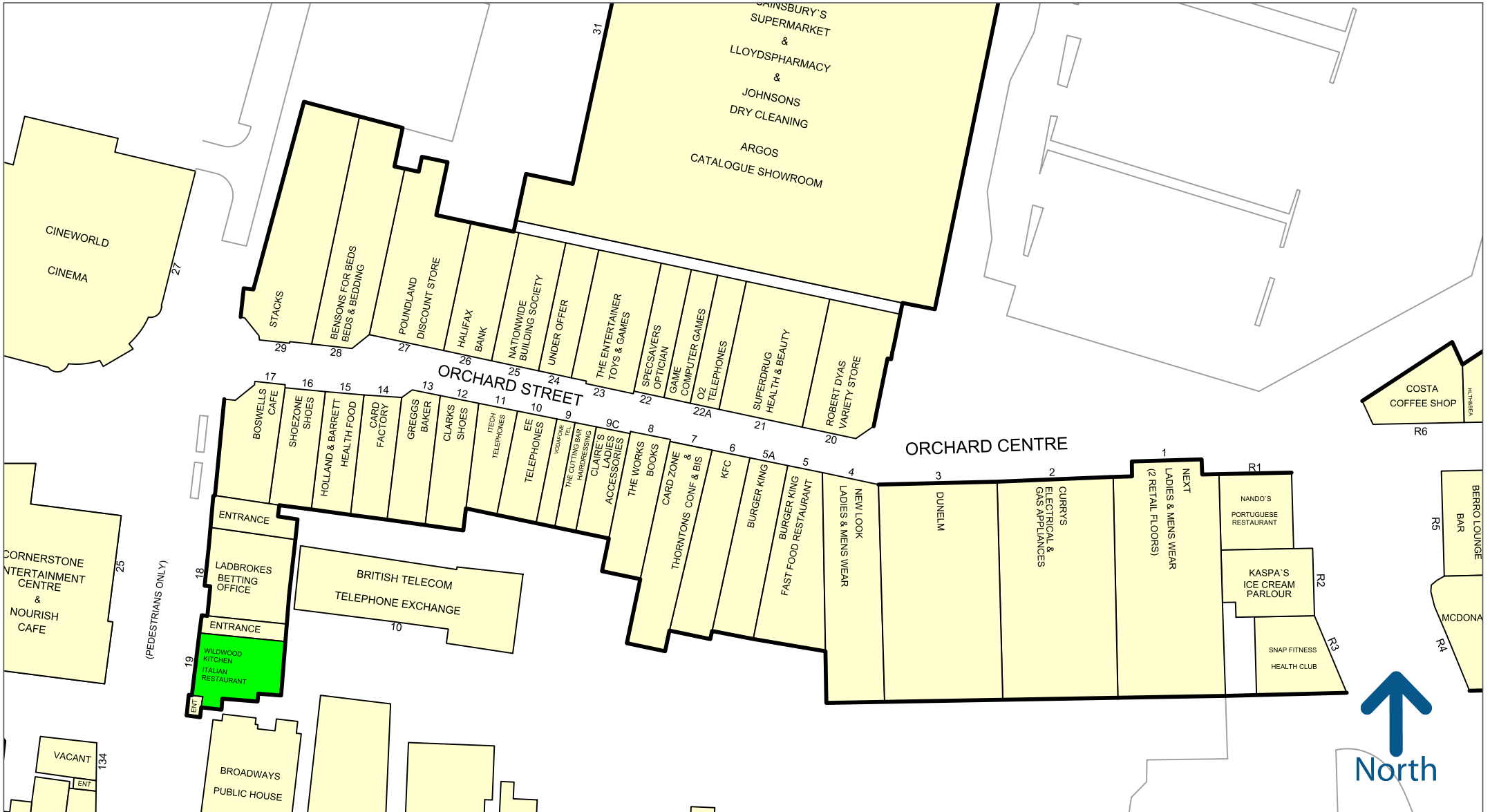
Strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 07912 746923
matt.beardall@greenpartners.co.uk

Mike Willoughby 07810 480291
mike.willoughby@greenpartners.co.uk

Or, **Morgan Williams**, contacting:

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50 metres

Experian Goad Plan Created: 22/10/2024

Created By: Green and Partners

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com