

CLASS E OPPORTUNITY DIDCOT UNIT 22A 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**.

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

Accommodation

The premises are arranged over ground and first floors providing the following approximate areas:

Ground Floor	1,277 sq. ft.	(118.63 sq. m)
First Floor	1,314 sq. ft.	(122.07 sq. m)
TOTAL	2,591 sq. ft.	(240.71 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

£45,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £6,340 per annum.



Business Rates

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

Rateable Value	£31,900
UBR (24/25)	0.499p

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

EPC

The property has an EPC rating of C 52. 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:

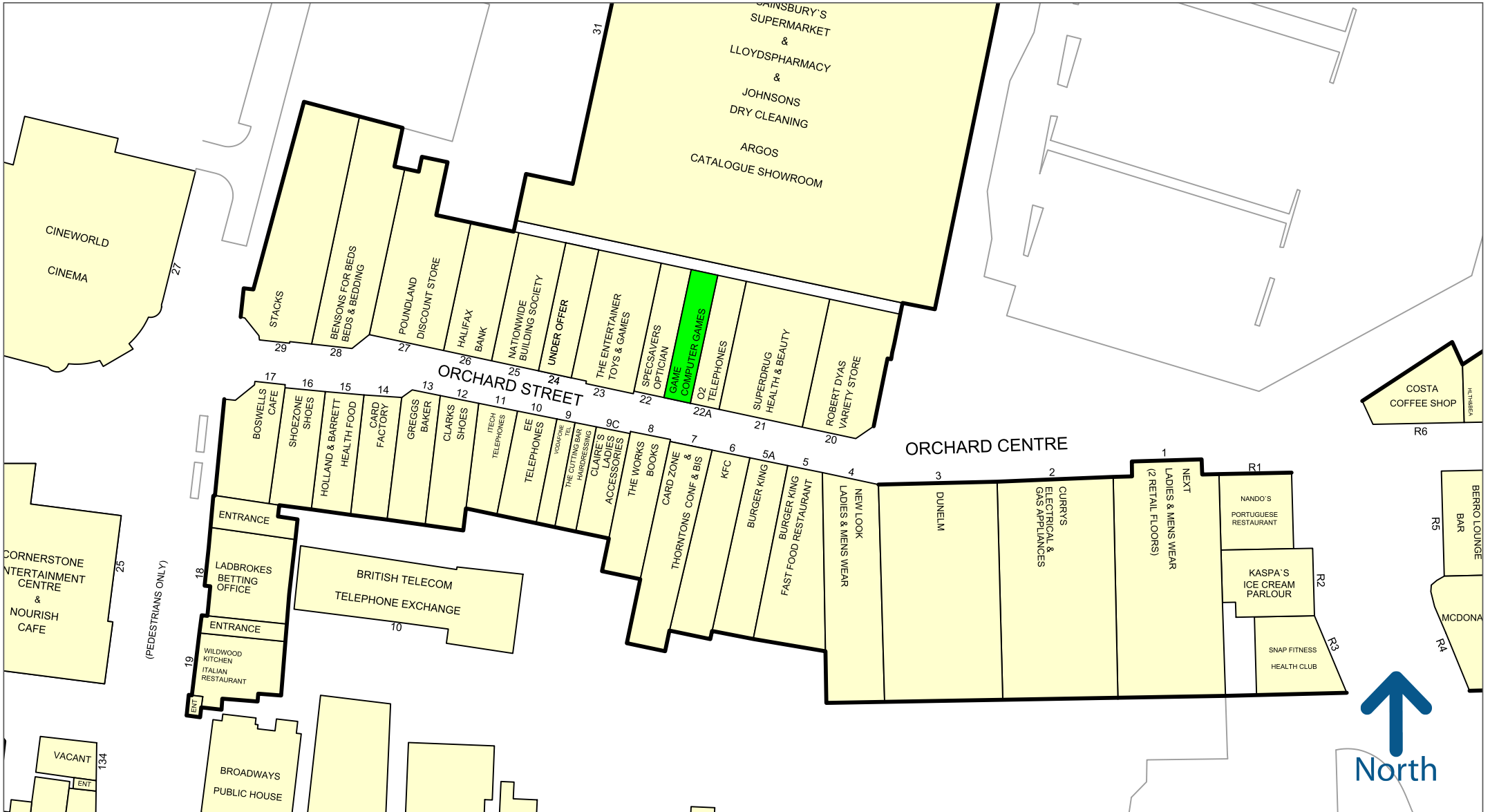
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

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

Or, **Morgan Williams**, contacting:

Dominic Rodbourne **07870 555944**
dominic@morganwilliams.co.uk

Subject to Contract



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