

# RETAIL PARK OPPORTUNITY DIDCOT UNIT 37 ORCHARD CENTRE

**SUBJECT TO VACANT POSSESSION**

## 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** 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**.

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

## Accommodation

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

<b>Ground Floor</b>	4,935 sq. ft.	(458.47 sq. m)
<b>Mezzanine Floor</b>	4,350 sq. ft.	(404.12 sq. m)
<b>TOTAL</b>	<b>9,285 sq. ft.</b>	<b>(862.60 sq. m)</b>

## 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

Upon application.

## Service Charge

The current service charge for the financial year is £20,299 per annum.



## Business Rates

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

<b>Rateable Value</b>	<b>£100,000</b>
<b>UBR (25/26)</b>	<b>0.546p</b>

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

## EPC

The property has an EPC rating of A 23. 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*

