

CLASS E OPPORTUNITY DIDCOT UNIT 9C 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 floor, providing the following approximate areas:

Ground Floor	647 sq. ft.	(60.10 sq. m)
First Floor	621 sq. ft.	(57.69 sq. m)
TOTAL	1,268 sq. ft.	(117.80 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

£35,000

per annum exclusive.

Service Charge

The current service charge for the current financial year is £8,000.

Subject to Contract

Business Rates

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

Rateable Value	£21,000
UBR (25/26)	0.499p

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

EPC

The property has an EPC rating of B 48. 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

