

# DIDCOT

## UNIT 41, THE ORCHARD CENTRE

### SHOP TO LET

#### LOCATION

The property is located in the heart of the Orchard Centre which comprises approximately 350,000 sq ft with retailers including **Sainsbury's, Next, Currys, Clarks, The Body Shop** and **Poundland**. Phase II opened in Spring 2018 and includes **M&S Foodhall, H&M, River Island, Boots, Sports Direct** and **TK Maxx**.

#### ACCOMMODATION

The premises are arranged on ground floor only and comprise the following approximate dimensions and areas:

|               |             |            |
|---------------|-------------|------------|
| Ground Floor: | 4,240 sq ft | 393.9 sq m |
|---------------|-------------|------------|

#### LEASE

New FRI lease for a term to be agreed at a rent of **£84,800** pax.

#### RATES (2022/23)

The business rates for the premises are to be assessed.

#### SERVICE CHARGE

The premises will be subject to an annual service charge and insurance levy of approximately £12,681 per annum.

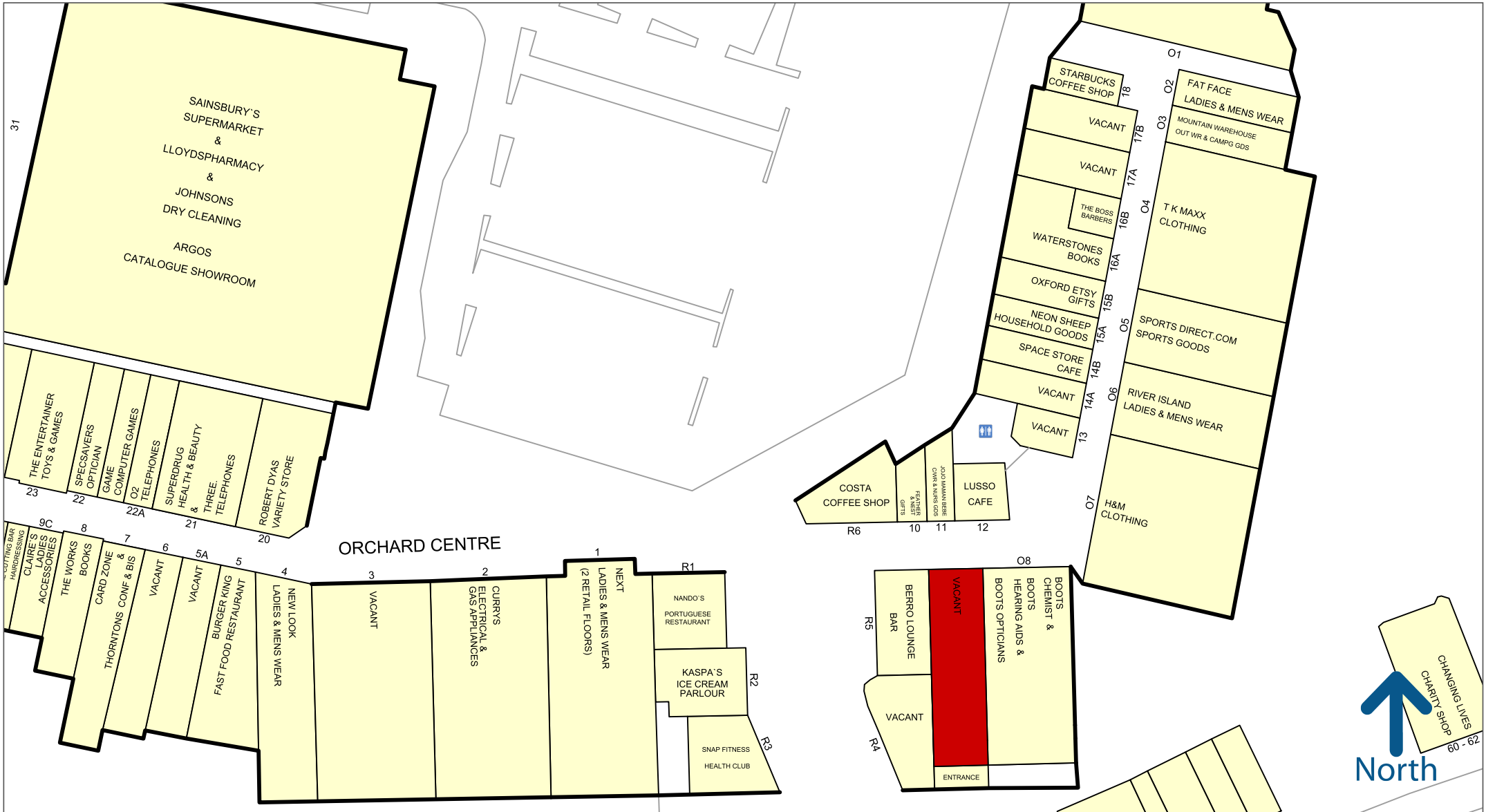
#### LEGAL COSTS

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

#### FURTHER INFORMATION & VIEWINGS

For further information please contact **Graham Phillips** on 07958 955257 / [gphillips@mcmullenre.com](mailto:gphillips@mcmullenre.com) or alternatively joint agent **Paul Norbury** of Orb Property Consultants on 07788 545550 / [paul@orb.agency](mailto:paul@orb.agency)

#### SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 02/08/2022

Created By: McMullen Real Estate

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