

DIDCOT UNIT 48, 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: 1,836 sq ft 170.5 sq m

LEASE

New FRI lease for a term to be agreed.

RENT

£45,000 per annum.

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 £5,471 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 or alternatively joint agent **Paul Norbury** of Orb Property Consultants on 07788 545550 / paul@orb.agency

SUBJECT TO CONTRACT

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Map data

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