

Freehold Mixed Use Investments

210 Broadway and 44 Wantage Road

Didcot, Oxfordshire - OX11



Freehold Mixed Use Investments For Sale

44 Wantage Road & 210 Broadway, Didcot, Oxfordshire, OX11

BWP

Summary:

- An opportunity to acquire the Freehold interests of two mixed use investments in central Didcot, Oxfordshire.
- Didcot is a town in Oxfordshire currently undergoing significant regeneration and directly linked by train to London.
- The two 'Shop & Uppers' are being sold for the first time in many years.
- Both properties are let and income producing.
- Scope for asset management and development (STPP)
- The properties are not elected for VAT.
- Available to purchase together or individually.



210 & 210a Broadway, Didcot, Oxfordshire, OX11 8RN – Offers In Excess Of £350,000

Description:

210 Broadway is a traditional 'Shop & Upper' with the ground floor being occupied by a firm of local estate agents, and the 1st floor 2 Bedroom apartment being let separately on an Assured Shorthold Tenancy.

The property is semi-detached and located on the corner of Broadway and Haydon Road. There is a large parking area to the rear of the property and we believe there is potential to extend the property to the rear subject to the usual consents.

Location:

Didcot is a town located in Oxfordshire situated between Oxford (14 Miles North) & Newbury (16 Miles South). The town which was once synonymous with a coal fired power station, is currently experiencing significant expansion and urban regeneration since the power plant's closure and demolition.

Connections:

Didcot is well connected by both road and rail. The town is located on GWR Main Line between London Paddington & Bristol with regular trains to London Paddington (Direct 43 Minutes) making it very popular with commuters. By road J13 of the M4 is 15 miles to the South along the A34 whilst J8A of the M40 is 15 miles to the North.



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Tenancies:

The ground floor commercial unit is occupied by William Jones Estate Agents Ltd (Company Number 07946923) on a full repairing and insuring lease expiring 31/08/2025 & paying £11,500 pa. We understand the lease is made outside of the provisions of S24 & 28 of the L&T 1954 Act.

The 1st floor residential flat is let on an assured shorthold tenancy to a private individual until 19/02/2023 and paying £9,780 pa.

Energy Performance Certificate:

210 Broadway - Rating E (Pre Refurbishment)
210a Broadway - Rating D

VAT:

The property is not elected for VAT.

Schedule:

210 Broadway:	Sq m	Sq Ft
Ground	61.6	663
First	60.9	655
TOTAL	122.5	1318

Proposal:

We are instructed to seek offers in excess of £350,000 for the freehold interest. Subject to Contract & The Existing Tenancies. (exclusive of VAT).

44 & 44a Wantage Road, Didcot, Oxfordshire, OX11 0BT – Guide Price £300,000

Description:

44 & 44a Wantage Road is a traditional 'Shop & Upper' and occupied in its entirety by 'Refresh Hair Design'.

The property which forms the right hand half of a pair of semi-detached buildings, is currently run as a Ladies Hair Salon with a 2 bedroom residential apartment above. At the front of the property there is a forecourt for customer parking, together with a rear garden. The commercial tenant sub lets the upper floor (with landlords consent). It is our opinion that the property is currently underlet.

Location:

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Connections:

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Tenancies:

The property is let in its entirety to Mrs V Eadle on a full repairing and insuring lease which expires on 15/11/2025. The current rent passing is £13,000, the rent review from 2020 remains outstanding. We understand the lease is made inside of the provisions of S24 & 28 of the L&T 1954 Act.

VAT:

The property is not elected for VAT.

Energy Performance Certificate:

44 Wantage Road - Rating TBC
44a Wantage Road - Rating TBC

Schedule:

44 Wantage Road:	Sq m	Sq Ft
Ground	61.1	658
First	56.4	607
TOTAL	117.5	1265

Proposal:

We are instructed to offer the property at a Guide Price of £300,000 for the freehold interest. Subject to Contract & The Existing Tenancies. (exclusive of VAT).



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