

**FOR SALE FREEHOLD****Multi-purpose town centre premises  
98, Broadway, Didcot, Oxfordshire.****General description**

A rare opportunity to purchase outright highly visible, Use Class E Commercial, Business and Service multi-use premises\* facing a busy road in the centre of Didcot. \*See "Agent's note 2" overleaf.

**Location**

The heavily growing and rapidly improving town of Didcot lies approximately 10 miles south of Oxford, 5 miles south of Abingdon and 3 miles east of the A34 Milton Interchange in affluent southern Oxfordshire.

These premises are on the northern side of lower Broadway, which is the principal route through the town centre from east to west.

**Accommodation** (all areas approximate)

Primary sales area (slightly irregular shape) – 33.7sq.m/363sq.ft.

Store room off – 3.50sq.m/37sq.ft) with a wc & hand basin off.

External frontage – 6.77m/22'2"

Internal ceiling height – 2.96m/9'8".

**Price guide and terms**

Unconditional offers in the region of £90,000\* are invited for the freehold interest. \*See "Agent's note 1." below.

**Business Rates**

Rateable Value (April 2023) £9,100. Small Business Rate Multiplier for 2023/24 is x 0.499 (= £4,540.90 payable) but, as the RV is below £12,000 there should be rate relief available such that £Nil will be payable. Please contact SODC directly for confirmation.

**VAT**

We understand that VAT is not payable in addition.

**Utility services**

Mains water, electricity and drainage are connected. Telephone/broadband by owner's subscription.

**EPC rating**

C/60. Full details are available on request.

## Local planning and rating authority

South Oxfordshire District Council

Abbey House, Abbey Close, Abingdon, Oxon OX14 3JE Tel. 01235 422422

## Viewing

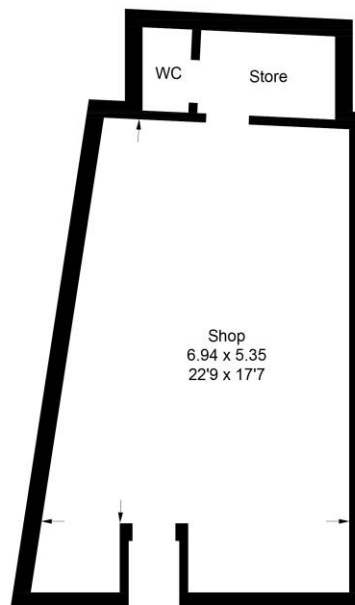
By prior appointment with the sole agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday only. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk

## Agent's notes

1. In order to comply with the UK's Anti-Money Laundering Regulations all offers to purchase are required to be verified regarding the source of the funds to be used and the identity of the ultimate beneficial owner. Further details on request.
2. Prospective purchasers considering use as a hot food takeaway will require a specific planning consent from SODC.

### 98 Broadway, Didcot

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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**GREEN & CO**

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#### CONSUMER RIGHTS ACT 2015

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

#### DATA PROTECTION ACT 1998

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