



SITUATION

Located near to the junction with Haydon Road in the main shopping centre, amongst such multiples as **Post Office, TG Jones, Scrivens, Cancer Research, Domino's, Co-op Food, Papa John's** and a number of established local traders. In addition, Didcot Parkway (Great Western Rail) is within a few minutes' walk.

Didcot is located just off the main A34, approx. 13 miles south of Oxford, 20 miles north-west of Reading and 10 miles north of the M4 (Junction 13).

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with **2 External Stores** and separate rear access to a **Self-Contained Flat** on the first floor.

There is a rear service road allowing vehicular access for unloading plus front lay-by parking.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Restaurant (approx. 24 covers)

Gross Frontage	17'6"
Internal Width	16'6"
Shop & Built Depth	47'9"
2 External Stores Area	Approx. 140 sq ft
2 WCs	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 662 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Arefi as a Fish & Chip Restaurant/Takeaway** for a term of 20 years from 11th September 2008 at a current rent of **£23,200 per annum** exclusive.

Note 1: There is a Rent Deposit of £14,250 being held.

Note 2: Refer to Auctioneers for photos of the First Floor Flat.

£23,200 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Sherrards
Tel: 01727 832 830 Ref: Gregory Lunnion
Email: gpl@sherrards.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

