



UNIT 53
**THE ORCHARD
CENTRE**
DIDCOT, OXFORDSHIRE

OFFER

Modern retail unit to let

We have a prime unit available to let opposite TK Maxx and adjacent to Starbucks/M&S Foodhall in the newly developed £50M extension of The Orchard Centre.

This scheme offers fantastic space for you to take advantage of the high footfall and wealthy, growing catchment of c.100,000. Extending to 350,000 sq.ft, this scheme is anchored by Sainsbury's and benefits from regular, repeat shopper visits. It provides a mix of national, regional and local businesses across all sectors of retail including restaurant and leisure.





We are looking for complimentary users to add to the current strong line up, whether that be from a traditional retail, food, service, healthcare or beauty sectors.

There are incentives available to assist you with getting the property open for business and competitive deals so that we can maintain the vibrancy of this excellent shopping centre.

DETAILS

- Size:** 1843 sq.ft on ground floor only.
- Rent:** £40,000 per annum.
- Costs:** Service charge & insurance – £5543 per year.
- Business Rates:** £25,827 per annum payable.



If you wish to inspect the unit or require further information, please contact:

Paul Norbury

Orb
☎ 07788 545550
✉ paul@orb.agency

Graham Phillips

Morgan Williams
☎ 07958 955 257
✉ graham@morganwilliams.co.uk



Misrepresentation:

Orb Commercial Property Limited give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Orb Commercial Property Limited has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT at the standard prevailing rate.