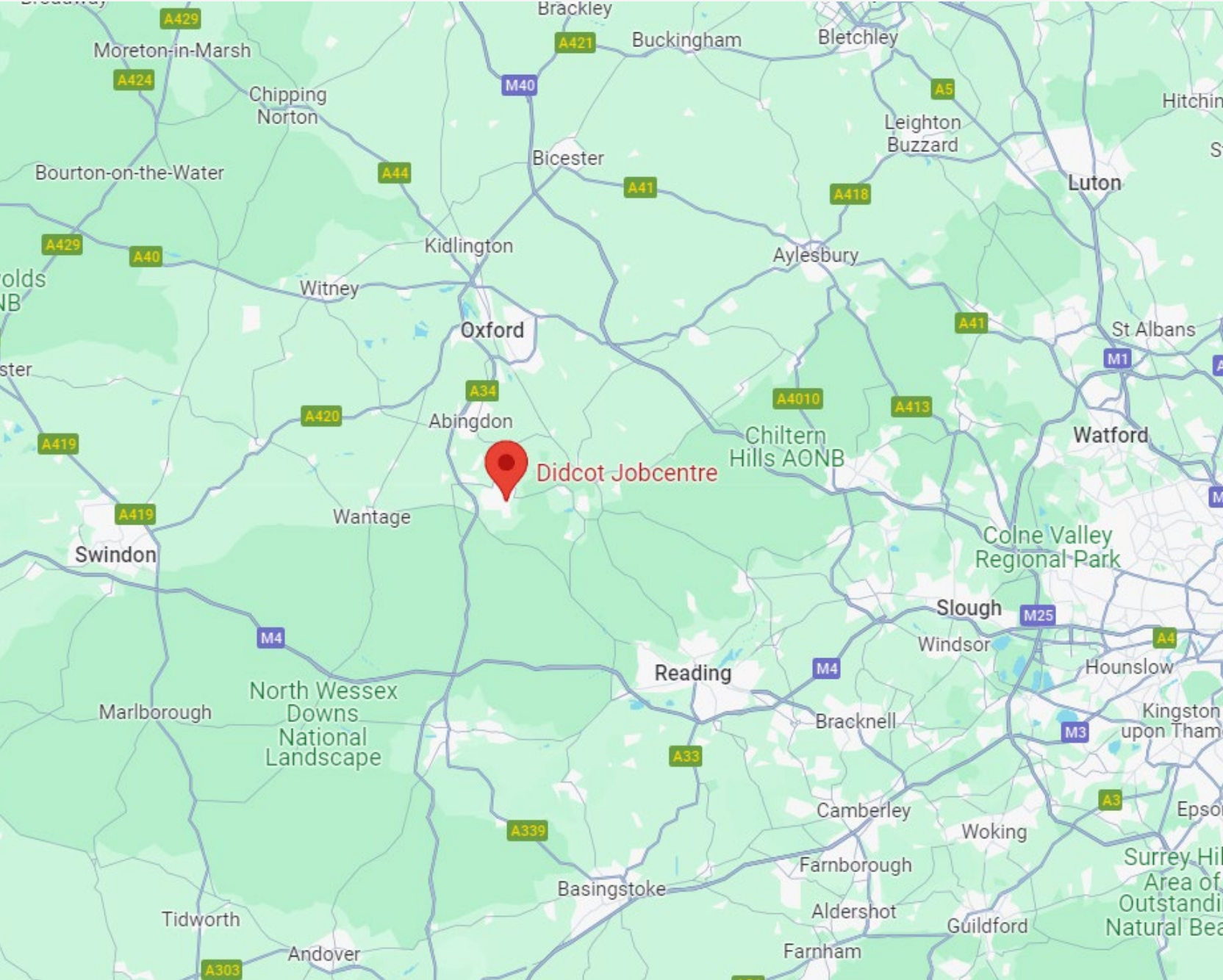


# DIDCOT – 130 BROADWAY

**FMX.**  
Urban Property Advisers



**GOVERNMENT LET OFFICE BUILDING WITH  
FUTURE REDEVELOPMENT POTENTIAL (STPP)**



## Location

The property is situated in a busy and prominent location in the Centre of Didcot, close to the Orchard Shopping Centre. The town has an approximate population of 32,000 and is very well served with Didcot Parkway providing fast and frequent services to central London.

## Description

The property comprises a purpose-built office building over ground to second floors, occupied as a Job Centre building and arranged to comprise a variety of open-plan office floor plates, meeting rooms, staff ancillary accommodation and kitchen area.

The property also benefits from five dedicated parking spaces.

## Accommodation

The property provides the following approximate net internal floor areas (NIA):

Ground Floor:	1,168 sq ft	108.60 sq m
First Floor:	1,804 sq ft	167.62 sq m
Second Floor:	1,945 sq ft	180.68 sq m
<b>Total:</b>	<b>4,917 sq ft</b>	<b>456.90 sq m</b>

## Tenancy

The property is let entirely to The Secretary of State for Communities and Local Government for a term of ten years from 1<sup>st</sup> April 2018, at a current rental of £92,000 per annum.

There was a tenant break option on 31<sup>st</sup> March 2023 which was not exercised.

## Tenure

The property is held freehold.

## EPC

D-88

D-88

## Redevelopment

We believe that the property benefits from a potential change of use over the upper floors to residential. This is subject to vacant possession and the relevant planning consent.

A change of use to residential accommodation was historically granted in August 2016. Ref: **P16/S2829/PDO**

## Proposal

We have been instructed to seek offers in excess of **£915,000** (Nine Hundred and Fifteen Thousand Pounds) subject to contract. A purchase at this level would reflect a net initial yield of **9.50%**, assuming standard purchaser costs.

## Further Information

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