

## Lot 56

# 118, 120, 126 and 130 Abbott Road, Didcot OX11 8HZ

**GUIDE PRICE: £290,000**



### MIXED FREEHOLD INVESTMENT PRODUCING £25,300PA

This centre terraced building comprises of two lock up shop units and residential flats above that are all currently income producing. We understand that all rent is up to date and that there are no arrears. The properties are occupied by local traders. Abbott Road is situated west of New Road and south of Wantage Road, within easy reach of Didcot Parkway station. The residential units benefit from gas fired central heating and are mainly double glazed.

#### ACCOMMODATION & LEASE DETAILS

No.118. – Ground floor shop, approx 390 sf. Let for a term of ten years to a hair salon from 1st October 2005 at a current rent of £6600 pa.

No. 126 – Flat let on an AST from June 2009 for a six month term at £800pcm (£9600 pa).

Nos. 120 & 130 – Ground floor shop approx 368 sf with flat above, let on a combined term of ten years to a fish and chip operator from 7th November 2005 at a current rental of £9,100 pa.

#### LOCAL AUTHORITY & TAX RATING

Vale of White Horse District Council: 01491 823000

Adopted rateable value No. 118 £2425

Adopted rateable value No. 120 £3400

Council Tax Band for flats: B

#### VENDORS SOLICITORS

Messrs Ferguson Bricknell, Chester House, George Street Oxford OX1 2AY. 01865 241814

#### VIEWING TIMES

By appointment through the auctioneers

#### JOINT AUCTIONEERS

Chancellors, 212 Broadway, Didcot OX11 8RS

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN