



MBI Real Estate | Commercial Letting

# Restaurant Premises available for Assignment

Unit B6, 132 Greenwood Way, Harwell, Didcot, OX12 6GD

Available immediately subject to contract and landlord consent

## Highlights

Offering **930 sq ft** (86.40 sq m) NIA

Consent (now lapsed and requires reinstatement) for **restaurant and takeaway use** (Use Class E - previously A5)

**Lease available** for assignment subject to landlord consent

Surrounding occupiers include **Asda, Costa Coffee**, Martin & Co, Day Lewis Pharmacy and Your Dentist

Site is home to **The University Technical College** and **McCarthy & Stone** retirement living

Within walking distance is Aureus Primary and Secondary Schools, Gems Primary School and GWP Nursery

Over c.**3,000 homes already built** on site with another c.3,000 under development and in planning

Located approximately 1 mile north of Didcot town centre

1 allocated car parking space with an abundance of on site customer parking

Unit to be taken as seen

Existing lease available for inspection, on a **20 year term from 29.11.2017** incorporating a 10 year tenant break option

Rent **£23,000 pax** (this is fixed under the terms of the lease)

Internal repairing lease, contracted inside the 1954 LTA

*An information pack is available by [clicking here](#)*



**930 sq ft  
restaurant**



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## Summary

930 sq ft restaurant and takeaway

1 allocated car parking space

£23,000 pax on a lease expiring November 2037

Nearby occupiers include Costa Coffee and Asda

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## Further information

MBI has signed the Conflict Avoidance Pledge and therefore act with the upmost integrity in handling all instructions in a transparent manner and to proactively avoid conflict. The value of collaborative working with a commitment to resolving any issues early. As such, parties are requested to provide full details upon submission of any offer so that relevant checks can be made, followed by full heads of terms in draft for all parties to consider in their own time and with professional advice as required.

Floor plans and technical information is available on request to fully disclosed parties and are to be held and treated in strict confidence.

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## Regulatory compliance

The Money Laundering Regulations 2003 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity. MBI (Surveyors) Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute (nor in part of) an offer or contract;
- ii) all descriptions, dimensions, reference to condition, permissions for use / occupation and other details are given in good faith and believed to be correct - not to be relied upon as statements of fact and should be inspected by themselves;
- iii) no person in the employment of MBI has any authority to make or give any representation or warranty whatsoever in relation to this property.

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## Agency Contact

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