Lot 25, 3-5 Station Road, Didcot,
Oxfordshire OX11 7LU

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)

acuitus
Real Estate Auctioneering & Investment

Property Information

Town Centre Retail Investment

- Let until 2028 t/a KR Beauty
- Attractive and affluent London commuter town
- Tenant not exercised 2026 break option
- Directly opposite the 65 unit Orchard Centre
- Nearby occupiers include Puregym, Iceland, Scrivens, TG Jones and Subway
- The adjoining properties are also being offered for sale separately

Lot
25

Auction
11th June 2026

Rent
£22,000 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 9 miles south of Oxford, 15 miles north west of Reading, 48 miles west of Central London

Roads A34, A4130

Rail Didcot Parkway Railway Station (Direct to London Paddington in 37 mins)

Air London Heathrow Airport

Situation

The property is situated in the heart of Didcot town centre, prominently position on the north side of Broadway. The property benefits from being a short walk to Didcot Parkway Railway Station and some 50 metres from The Orchard Centre, home to occupiers including Sainsbury's, Currys, Nandos, Burger King, McDonal's, Shoezone and Holland & Barrett. Other nearby occupiers include Puregym, Iceland, Scrivens, TG Jones and Subway.

Tenure

Virtual Freehold. Held for a term of 999 years from completion at a fixed peppercorn rent.

Description

The property comprises a self contained ground floor retail unit.

VAT

VAT is applicable to this lot.

Note

The adjoining properties 1 Market Place, 2 Market Place, 136 Broadway, 138 Broadway, 140-142 Broadway and 144 Broadway are also being offered for sale separately as lots 20, 21, 25, 28, 29, 33 and 36

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

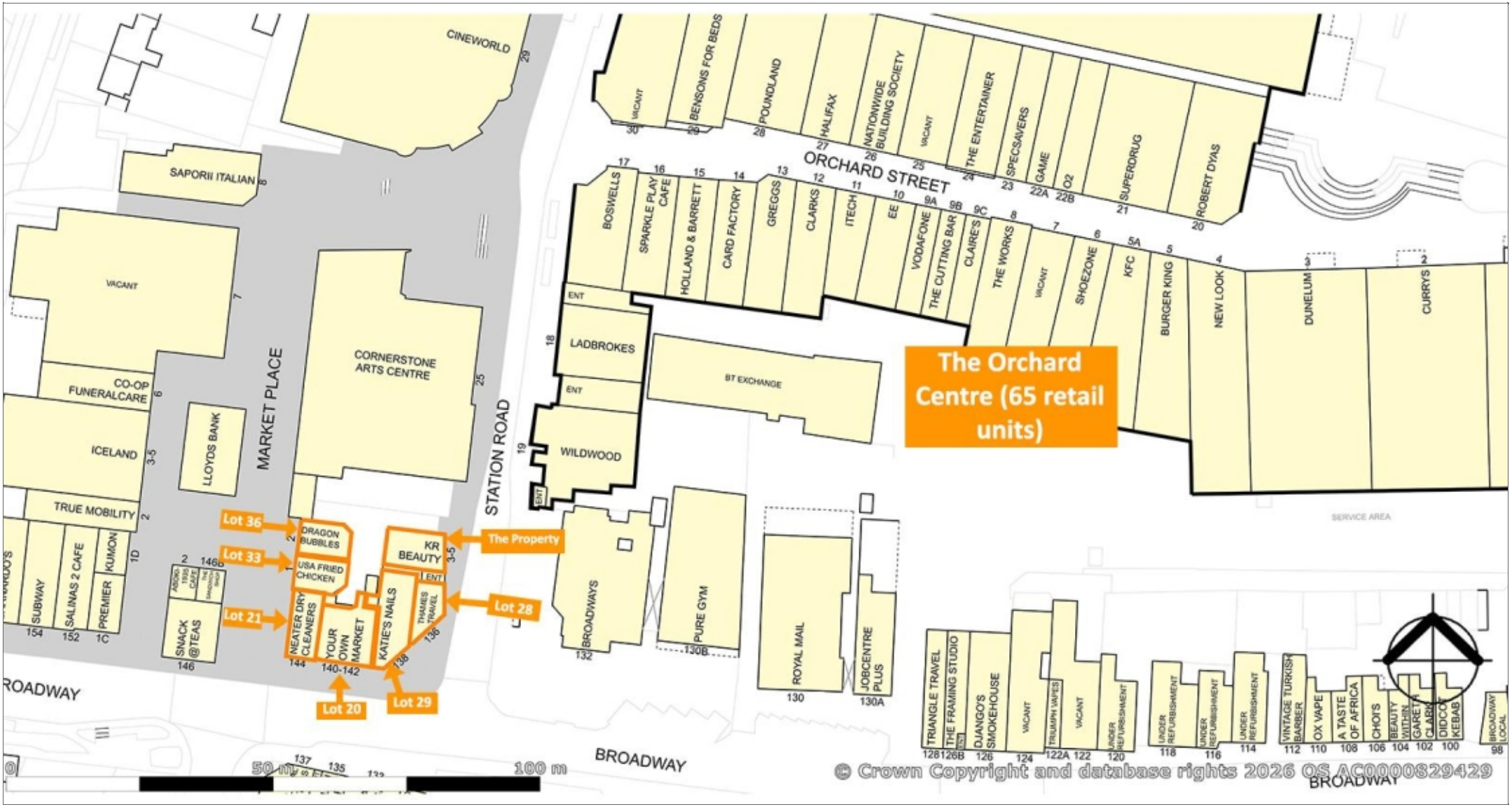
Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail	54.30	(584)	INDIVIDUAL t/a KR Beauty	5 years from 19/01/2023	£22,000	(18/01/2028)
Total Approximate Floor Area		**54.30**	**(584) (1)**			**£22,000**	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

JENNIFER'S
HAIR SALON
BEAUTY KR ATTIRE

BEAUTY & ATTIRE


CINEWORLD
SAPORII ITALIAN
VACANT
CO-OP FUNERALCARE
ICELAND
TRUE MOBILITY
SUBWAY
SALINAS 2 CAFE
PREMIER
KUMON
LLOYDS BANK
MARKET PLACE
CORNERSTONE ARTS CENTRE
STATION ROAD
Lot 36
Lot 33
Lot 21
Lot 20
Lot 29
Lot 28
The Property
DRAGON BUBBLES
USA FRIED CHICKEN
NEATER DRY CLEANERS
YOUR OWN MARKET
KATIE'S NAILS
KR BEAUTY
THAMES TRAVEL
SNACK @TEAS
ROADWAY
BROADWAY
50 m
100 m
ORCHARD STREET
BENSONS FOR BEDS
POUNDLAND
HALIFAX
NATIONWIDE BUILDING SOCIETY
THE ENTERTAINER
SPECSAVERS
GAME
O2
SUPERDRUG
ROBERT DYAS
BOSWELLS
SPARKLE PLAY CAFE
HOLLAND & BARRETT
CARD FACTORY
GREGGS
CLARKS
ITECH
EE
VODAFONE
THE CUTTING BAR
CLAIRE'S
THE WORKS
SHOEZONE
KFC
BURGER KING
NEW LOOK
DUNELUM
CURRYS
LADBROKES
WILDWOOD
BT EXCHANGE
The Orchard Centre (65 retail units)
SERVICE AREA
BROADWAY'S
PURE GYM
ROYAL MAIL
JOBCENTRE PLUS
TRIANGLE TRAVEL
THE FRAMING STUDIO
DJANGO'S SMOKEHOUSE
VACANT
TRIUMPH VAPES
UNDER REFURBISHMENT
VINTAGE TURKISH BARBER
OX VAPE
A TASTE OF AFRICA
CHOI'S
BEAUTY WITHIN
GARETH CLARK
DIDCOT KEBAB
BROADWAY LOCAL
© Crown Copyright and database rights 2026 OS AC0000829429

Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Gway Kanokwuttipong
+44 (0)20 7034 4864
+44 (0)7456 888 750
gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Ingram Winter Green LLP
Bedford House, 21A John St
London
WC1N 2BF

Daniel Ginsbury
020 7845 7432
danielginsbury@iwg.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that
(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.
No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024