

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

**FIELDS**

commercial property  
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# To Let

The Coffee House, 3 Buttermarket, Thame, OX9 3EW



**Unique Town Centre Retail Unit / Cafe / Wine Bar Premises.**

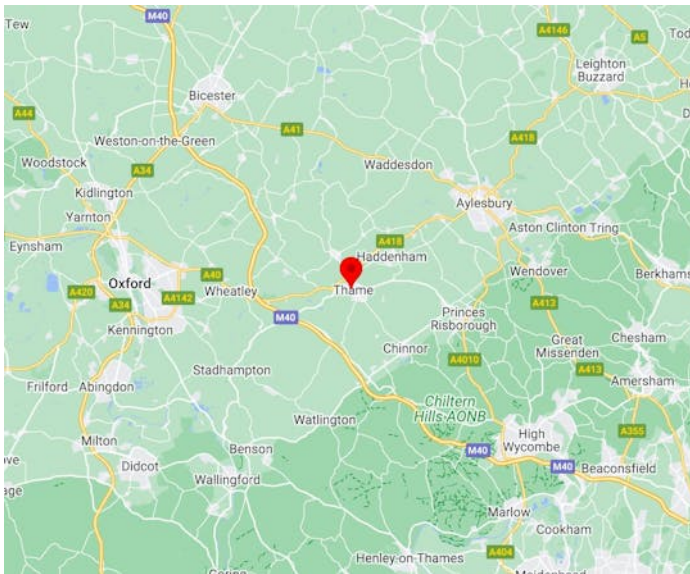
**Size: 761 - 1,869 Sq Ft**

**Rent: £30,000 - £40,000 Per Annum**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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### Features:

- Cafe / Retail area from 761 Sq ft to 1,869 Sq ft.
- Well-established Cafe location
- Period building
- Town centre

EPC - EPC exempt - Listed building

### Location

Thame is a historic market town, around 13 miles east of the city of Oxford and 10 miles southwest of the Buckinghamshire town of Aylesbury. With easy access to London via Chiltern railways and close to the M40 junctions 6 & 7.

### Description

The premises comprise a large ground floor Cafe / Retail unit with a patio garden within a period building.

The unit has a wide double frontage, a counter servery and large cafe seating area with open fireplace to the front.

Rateable value will be updated once the building is separated.

### Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - TBC

Rates payable - TBC

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

### Terms

LEASEHOLD:

SHOP: 761 Sq ft at £30,000 per annum

SHOP PLUS KITCHEN SPACE:

956 Sq ft at £32,500 per annum

WHOLE GROUND FLOOR:

1,869 Sq ft at £40,000 per annum

### Viewing

Strictly by appointment with the agent.

