

Tel: 01844 261121
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FIELDS

commercial property
land and new homes

For Sale

6 Upper High Street, Thame, OX9 3ER



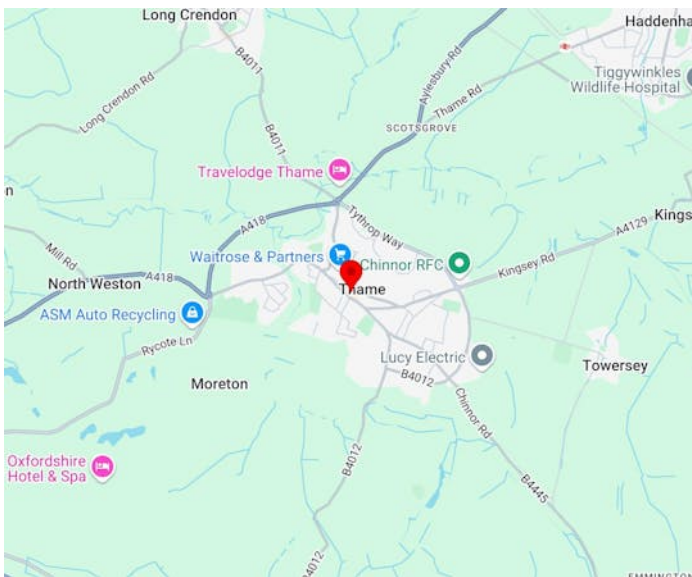
An Attractive Period Retail & Residential Investment Located In The Town Centre

Size: 1,488 Sq Ft
Price: £395,000

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

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Retail unit of 898 Sq ft GIA & refurbished flat above
- Independently accessible and modernised one-bedroom Flat with exposed beams
- Attractive Grade II Listed Building in Prominent Location
- Large car park opposite

EPC - D (78)

Location

The property is prominently situated in Thame town centre on Upper High Street. Thame is a thriving historic market town in the heart of Oxfordshire.

Thame is well-connected to Birmingham, Oxford and London via the M40, and is 3 miles from Haddenham and Thame Parkway, with links to London, Bicester, Oxford and Birmingham.

Description

Attractive town centre retail / residential investment comprising shop unit of approximately 898 Sq ft GIA with 10ft frontage and depth of approximately 72 ft. There are Kitchen and Toilet facilities located to the rear of the shop.

Independently accessible Flat comprising living room, kitchen, bedroom and shower room, measuring approximately 590 Sq ft. The Kitchen and Bathroom have been re-fitted and re-decorated, and the flat is well decorated throughout with good-quality flooring.

Rates

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

Rateable value - £19,000 (shop only)

Rates payable - £10,374 (2024-2025)

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

Terms

Freehold: £395,000

Lease: The shop and flat are subject to a lease for a term of 7 years from 8th June 2023 expiring 7th June 2030, subject to a tenant break 7th June 2028.

Rent: £20,500 per annum subject to annual fixed uplifts, rising to £27,000 in 2029.

Viewing

Strictly by appointment with the agent.

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