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**FIELDS**

commercial property  
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# To Let / For Sale

34 Upper High Street, Thame, OX9 2DN



**A Fine Period Office Building With Parking & Pp For Extension And Part Conversion To Residential Located In The Town Centre**

**Size: 2,500 Sq Ft**

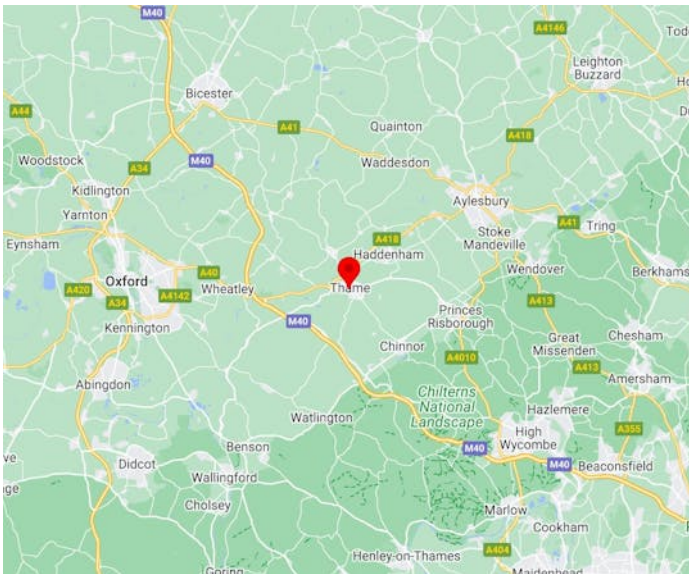
**Rent: £45,000 Per Annum**

**Price: £850,000**

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

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## Features:

- Handsome Office Building Approx. 2,500 Sq ft arranged over ground and first floors
- Mix of open plan and private offices with period features
- 5 car parking spaces with space to tandem park
- Scope for alternative uses within Class E

EPC - E (115)

## Location

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

A prominent period building boasting period features throughout with accommodation split over ground and first floors. The ground floor measures approximately 1,183 Sq ft including a mixture of open plan office space and smaller offices and meeting rooms, W/C's and kitchenette.

The first floor measures approximately 1,382 Sq ft with a large open plan office, as well as a board room, smaller meeting rooms, kitchen and W/C. The property has the use of 5 car parking spaces with scope to tandem park.

Planning permission for rear extension, and conversion of part of the building to residential.

## Rates

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

Rateable value - £37,000

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

## Terms

RENTAL: £45,000 per annum ex. VAT

FREEHOLD: £850,000 ex. VAT

Our clients may be prepared to consider a lease-back for 12 months subject to negotiation. Details on the planning permission granted available on request.

## Viewing

Strictly by appointment with the agent.

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