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**FIELDS**

commercial property  
land and new homes

# To Let

Unit 2, Long Crendon Manor Stables, Thame Road, Long Crendon, HP18 9FF



**Rarely-Available Small Retail Unit In Central Village Location**

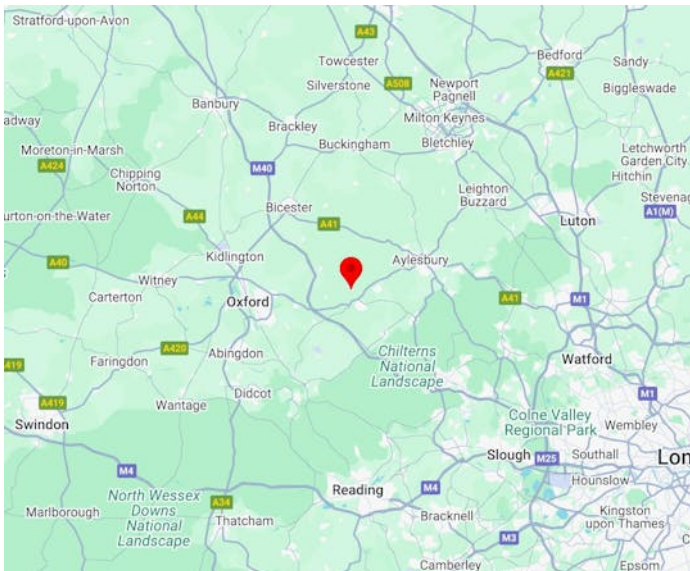
**Size: 285 Sq Ft**

**Rent: £7,200 Per Annum**

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

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### Features:

- Unit of approximately 285 Sq ft
- Attractive courtyard setting
- Established retail trade with Cafe, Cake Shop, Chandlers and Gym
- Ample free parking and shared facilities
- Rarely available

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

### Location

These retail units are located within the former Stables of Long Crendon Manor, approached from Thame Road, close to the junction with High Street. Long Crendon is an extremely well-regarded Buckinghamshire village, approximately 1.5 miles north of the market town of Thame.

### Description

A retail unit converted from a former stable block measuring approx. 285, plus external canopy, ideal for advertising and promoting products.

Within the grounds of Long Crendon Manor, there is a Café, Cake Shop, Chandlers and Gym.

There is a public car park for visitors to the café and the retail units, allowing for plenty of parking.

The units do not have heating. However, there is a water supply with hot water available. There is the use of a shared WC in the courtyard.

### Rates

The property is located in Aylesbury Vale District Council.

Rateable Value - To be assessed

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

### Terms

A new licence / lease is available

### RENTALS:

Unit 2: £7,200 per annum / £600 per calendar month

A service charge is payable.

### Viewings

Strictly by appointment via Fields.

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