

Tel: 01844 261121
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FIELDS

commercial property
land and new homes

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

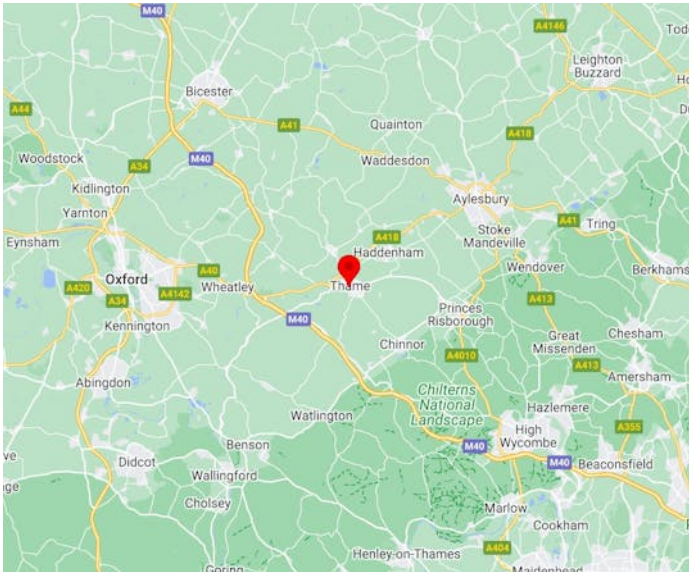
Rent: £45,000 Per Annum

Price: £850,000

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

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:

- 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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