

TO LET
OFFICE PREMISES
or alternative business/retail use subject to planning permission
IN POPULAR COURTYARD SHOPPING DEVELOPMENT
WITHIN THAME TOWN CENTRE
APPROX 278 SQ FT (25.83 SQ M)



2 SWAN WALK
UPPER HIGH STREET
THAME
OXON
OX9 3HN

2 Swan Walk, Thame, Oxon. OX9 3HN.

Location

The premises are located in the Swan Walk shopping development to the rear of the Swan Hotel, which faces the town's largest non-paying car park. The courtyard development comprises eight shops including ladies fashion, novelties, jeweller, children's clothing, hair salon and café/restaurant.

Thame

Thame is a thriving market town with an extensive catchment area serving many villages within easy travelling distance. Thame is a popular shopping location where shoppers are attracted by the period character, multitude of independent retailers and comparatively easy car parking. Aylesbury is within 9 miles, High Wycombe 15 miles, Oxford 14 miles and the M40 Motorway (Junctions 7 and 8) 4 miles.

Description

The premises comprise well presented single storey premises within a development constructed in 1987. The space benefits from two electric storage heaters, anti glare category 2 lighting, venetian blinds and carpet tiles.

Accommodation

The accommodation with approximate measurement is as follows:

External Frontage 19 feet

Internal Width 17'11 narrowing to rear

Total Depth 18' 11

Lobby/ Kitchen

Toilet with wc and wash basin

Net lettable floor area approx 278 sq ft (25.83 sq m)

2 Swan Walk, Thame, Oxon. OX9 3HN.

Lease

The premises are immediately available on a new full repairing and insuring lease for a term to be agreed at a proposed rent of £5,950 per annum (no VAT).

Service Charges

To cover the communal costs of the pedestrian shopping parade there is a service charge of £180 per quarter (no VAT) to cover the cost of electricity for the walk way lighting, refuse collection, cleaning and maintenance of the walk way. The share of the annual building insurance premium is approximately £200. Water Rates are approximately £10 per quarter. The management fee is 7.5 % of the rent plus VAT.

Business Rates

Rateable Value £3,100

Rates Payable for the year ending 31st March 2013 **£1,395.00 (but see Note below)**

Note

Small Business Rates Relief, where the Rateable Value is less than £6,000, then the **Business Rates are exempt** from 1st October 2012 until 30th September 2013, on the basis that this the first or only business premises of the occupier.

Viewing

Strictly by appointment through Honour & Company.

Contact Steve Humpston BSc MRICS

Telephone 01296 614 800

File – c403(2)

The Property Misdescriptions Act 1991

Whilst we endeavour to ensure the accuracy of property details we have not tested any apparatus, equipment, fixtures and fittings or services and cannot therefore verify that they are in working order.