

TO LET

RETAIL PREMISES

In Popular Courtyard Shopping Development

Within Thame Town Centre

Approx. 250 Sq Ft (23.23 Sq M)

Plus two projecting display windows totalling 9sq ft (0.84 sq m)



7 SWAN WALK

UPPER HIGH STREET

THAME

OXON OX9 3HN

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

LOCATION

The premises are located in the middle of Swan Walk shopping development, of which the entrance faces the town’s largest non paying car park. Swan Walk is an attractive courtyard development comprising eight shops including ladies fashion, novelties, jeweller, children’s clothing, cafe/restaurant, hair salon and Thame Gazette office to the rear of the Swan Hotel.

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 Junction 7 & 8 within 4 miles.

DESCRIPTION

The premises comprise a single storey shop within a development constructed in 1987. The premises have two bay windows, glazed door and the benefit of a kitchen and toilet.

ACCOMMODATION

The accommodation with approximate measurements is as follows:-

External Frontage	17’0”
Internal Width	15’8”
Total Depth	18’8”
Lobby/Kitchen	-
Toilet with wc and wash basin	-
Net Lettable Floor Area approx.	250 sq ft (23.23 sq m)

The projecting bay windows provide a further 9 sq ft of display area

7 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 **£5,750 per annum (no VAT)**.

SERVICE CHARGE

To cover the communal costs of the pedestrian shopping parade there is a service charge of £125 per quarter (no VAT) to cover the cost of the electricity for walk way lighting, refuse collection, cleaning and maintenance of the walk way. The share of the building insurance premium is approximately £150. Water Rates are approximately £10 per quarter. The management fee is 5% of the rent plus VAT.

BUSINESS RATES

Rateable Value £4,600 **Rates Payable £1,991.80** (for the year ending 31st March 2012)

Special Note

Under Small Business Rates Relief, where the rateable value is less than £6,000, then Business Rates are **exempt** from 1st October 2011 until 30th September 2012 on the basis that this is the first or only business premises of the occupier.

VIEWING

Strictly by appointment through Honour & Company.

Contact: Steve Humpston MRICS

Telephone: 01296 614800

File: C403(7)

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.