

TO LET

Centrally Located

Double Fronted, Two Storey

RETAIL PREMISES

Ground Floor Retail 355 SQ FT (32.98 SQ M)

First Floor Ancillary 274 SQ FT (25.46 SQ M)

Total Lettable Floor Area 629 SQ FT (58.44 SQ M)



13 HIGH STREET

THAME

OXON OX9 2BZ

13 High Street, Thame, OX9 2BZ

LOCATION

The premises are located next to Treacles Tea Rooms, Glynswood stationary and Newitts butcher in a prime location of Thame town centre. The Thame catchment area is extensive where many villages are within easy travelling distance. The M40 Motorway is within 5 miles connecting London to Birmingham. Oxford City is within 15 miles, Aylesbury 9 miles, High Wycombe 15 miles and London 45 miles.

DESCRIPTION

Attractive, listed and double fronted retail premises, benefiting from large uninterrupted display windows. The external frontage is 20' 2" (6.15 m) and the maximum depth 25' 1" (7.65m). The first floor provides further retail space or storage/office area. Built in electric fan heating to retail area and electric convector heaters to first floor.

ACCOMMODATION

The accommodation with approximately measurements is as follows:

Ground Floor

Retail Area 355 Sq Ft (32.98 Sq M)

Under stair cupboard storage

First Floor

Retail/ Storage/ office 274 Sq Ft (25.46 Sq M)

Shower Room with WC and wash basin (Refitted 2012) -

Total Lettable Area 629 Sq Ft (58.44 Sq M)

LEASE

The premises are available on a new full repairing and insuring lease for a term to be agreed at a proposed rent of **£17,500 pa** (no VAT).

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BUSINESS RATES

Rateable Value £12,750 **Rates Payable £6,005.25** (for year ending 31st March 2015)

LEGAL COSTS

Each party responsible for their own legal costs in the transaction.

VIEWING

Strictly by appointment through Honour & Company.

Contact Steve Humpston MRICS

Telephone 01296 614800

File – C274

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.