

TO LET
WORKSHOP PREMISES
WITH FORECOURT PARKING

Long established use as motor vehicle repair and service garage

Other light industrial/engineering uses considered

1,637 SQ FT (152 SQ M)



55 QUEENS ROAD

THAME

OXON. OX9 3NF

Location

The premises are located in a predominately residential area opposite the town's bowls and tennis club, within about half a mile of the town centre. Thame is conveniently located within 4 miles of the M40 Motorway Junction 7, linking London to Birmingham. There is good access to Aylesbury (9 miles), High Wycombe (15 miles), and Oxford 14 (miles).

55 Queens Road, Thame, OX9 3NF

Description

The premises comprise a detached single storey workshop, built in about 1970 of concrete portal frame with brick and blockwork walls under a double pitched cement asbestos roof. The roof covering is double skinned incorporating insulation. The office extension is of cavity brick under a felted roof. The store and toilet are within the lean to extension. There is a useful forecourt of about 53 feet depth providing approx. 6 car spaces. The landlord also owns the two residential flats numbered 57 and 57a adjacent to the forecourt.

Accommodation

The accommodation with approx. gross internal measurements is as follows:

Workshop	44'0" wide by 33'4" deep	1,470 Sq Ft (136.57 Sq M)
Office	6'3" wide by 8'5" deep	53 Sq Ft (4.92 Sq M)
Store and Toilet	(Store 7'3" by 12'2")	114 Sq Ft (10.59 Sq M)
Total Gross Internal Floor Area		1,637 Sq Ft (152. Sq M)

Benefits

- Popular size premises suitable for a variety of workshop uses
- Three phased electric power
- 12 Ft (3.65 M) eaves height
- 10'6" (3.20 M) high galvanised metal loading door
- Large front windows and roof lights for good natural light
- Oil fired heater to workshop area
- Separate office
- Store with compressor (Ingersoll Rand 1959 but serviceable)
- Broadband/Telephone available
- Tarmac Forecourt providing 6 Car Spaces

Planning

The existing planning permission dated 29th August 1967 from Oxfordshire County Council is 'for vehicle repairs and sales'. We understand that other uses under the current Class B1 Business, i.e. light industry appropriate in a residential area, would be allowed, subject to planning permission.

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Lease

The premises are available on a full repairing and insuring lease for a term of 6 years with a tenant break option or rent review at the end of the third year. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954, i.e. the tenant having no automatic right to renew the lease at the end of the 6 year term. No trading outside 7.30 am to 7.00 pm.

Rent

£12,850 per annum, (i.e. £3,212.50 payable each quarter in advance)

Business Rates

Rateable Value £7,400

Rates Payable **£3,485.40** (year ending 31st March 2014)

N.B. Qualifying Small Business Rates Relief applies to Rateable Value assessments between £6,000 and £12,000. This gives a **net amount payable of £797.72** for the year ending 31st March 2014. Further advice available.

Energy Performance Certificate (EPC)

See ratings graph overleaf. A copy of the EPC and Recommendation Report available on request.

Viewing

Strictly by appointment with the agents, Honour & Co.

Contact: Steve Humpston MRICS

Telephone: 01296 614800 or 07770 818080

File Ref: c721

The Property Misdescriptions 1991

Whilst Honour & Company endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order. Dimensions and floor areas are approximate.

55 Queens Road, Thame, Oxon OX9 3NF

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 120

This is how energy efficient the building is.