

TO LET

TWO STOREY

OFFICES WITH FIRST FLOOR STORAGE

AND 8 SPACE CAR PARK

IN PROMINENT TOWN CENTRE POSITION

Total Floor Area 1523 sq. ft. (141.49 sq. m.)

Plus Loft Storage 222 sq. ft. (20.62 sq. m.)



46B NORTH STREET

THAME

OXON OX9 3BH

NOTE: Potentially suitable for conversion to Offices on both floors, subject to planning

46b North Street, Thame, Oxon. OX9 3BH

LOCATION

The premises are located on the edge of the town centre shopping area but occupy a very prominent position at the corner of the junction with Wellington Street facing up North Street towards the town centre. The catchment area is extensive and 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

Previously a café/restaurant, the building was substantially improved and converted in 2012 to form good quality Offices on the ground floor, and Storage on the first floor with an external stair to the unloading area and 8 car spaces. The first floor Storage could potentially be converted to provide additional office space, subject to planning permission.

ACCOMMODATION

The accommodation with approximate measurements in accordance with the RICS Code of Measuring Practice is as follows:

Ground Floor

| | |
|---|------------------------|
| Entrance Porch | 14 sq ft (1.30 sq m) |
| Offices (general office, two rooms & kitchen) | 685 sq ft (63.64 sq m) |
| Rear Lobby/ancillary space | 78 sq ft (7.25 sq m) |
| Male & Female/Disabled Toilets | - |
| Total Ground floor Office Area | 777 sq ft (72.19 sq m) |

First Floor

| | |
|---|------------------------|
| Storage (including rear lobby and staff toilet) | 698 sq ft (64.85 sq m) |
|---|------------------------|

Outside

| | |
|--|---------------------------|
| Rear lean-to store | 48 sq ft (4.46 sq m) |
| Toilet (WC & basin) and lobby with sink | - |
| Total Floor Area | 1,523 sq ft (141.49 sq m) |
| Loft Light Storage with ladder access | 222 sq ft (20.62 sq m) |

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Benefits

- Recently Refurbished Offices
- Prominent Thame town centre location
- 8 Car Spaces and Unloading Area in rear car park
- Air Conditioning Units and Central Heating with radiators
- UPVC Double Glazing
- Suspended Ceiling with integral office compliance Strip Lights to ground floor offices
- Intruder Alarm, Fire Alarm and CCTV
- Natural Oak Wood Strip Flooring to offices and Ceramic Tiles to rear lobby and toilets
- De-Mountable Partitions allow for more open plan space if required
- Perimeter Trunking for electric power, telephone and computer network cabling
- Male and Female/ Disabled Toilets

Lease Terms and Rent

The premises are available on a new full repairing and insuring lease for a term of 6 years with a three year rent review or break option, at a proposed rent of **£16,500 per annum.**

Business Rates

Rates Payable for year ending 31st March 2015 **£7,418.25**

(Rateable Value £15,750)

Energy Performance Certificate

Rating E. The Certificate and Recommendation Report available on request.

VIEWING

By appointment through Honour & Company

Contact Steve Humpston MRICS

Telephone: 01296 614800
07770 818080

File – c249

THE PROPERTY MISDESCRIPTIONS ACT 1991

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