

TO LET
RETAIL PREMISES
LEASE AVAILABLE FOR TRANSFER
in an attractive courtyard shopping development
off the Upper High Street large Car park
263 Sq Ft (24.43 Sq M)



11 SWAN WALK
UPPER HIGH STREET
THAME
OXON OX9 3HN

**NOT AVAILABLE to businesses that would compete with existing Swan Walk businesses of
Hairdressing, Confectionery, Dry Cleaning, Printshop, Conservatories, Insurance Brokers, or
Café/Restaurant**

11 Swan Walk, Thame, Oxon. OX9 3HN

LOCATION

To the rear of The Swan Hotel, the premises are located in the 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 eleven units including Confectionery, Conservatories, Hair Salon, Insurance Broker, a Cafe/Restaurant, Dry Cleaners and a proposed Printshop (to replace the Patchwork/Fabric shop in June 2015).

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 an interesting layout with good natural light. There are ceiling down-lights and an intruder alarm. The CCTV and cameras, counter, till and rotating display cabinet are available by separate negotiation.

ACCOMMODATION

The accommodation with approximate measurements is as follows:-

Internal Width	23' 5"
Maximum Depth	15' 8"
Toilet with WC and Wash Basin	-
Net Lettable Floor Area approx.	263 sq ft (24.43 sq m)

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LEASE FOR TRANSFER

The available protected lease runs until 24th March 2019. The tenant is responsible for repair, maintenance and redecoration. The current rent is **£5,500 per annum**, paid quarterly in advance. There is a rent review on 24th March 2106, geared to the Retail Price Index over the previous three years.

SERVICE CHARGE

To cover the shared communal costs of the pedestrian shopping parade, there is a service charge of around £235 per quarter to cover the cost of electricity for the walkway lighting, refuse collection, cleaning and maintenance of the walkway. The share of the annual building insurance premium is approximately £200. Water rates are approximately £8 per quarter. The management fee is 7.5% of the rent plus VAT.

BUSINESS RATES

Rateable Value £4,550 Rates Payable £2,243.15 (for the year ending 31st March 2016)

Special Note:-

Under Small Business Rates Relief, **Business Rates are exempt** where the rateable value is less than £6,000 from 1st October 2015 until 30th September 2016 on the basis that this is the first or only business premises of the occupier.

VIEWING

Strictly by appointment through Honour & Company.

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File: C403(11)

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.