

TO LET
OFFICE PREMISES
Self contained
Comprising Three Rooms
In Thame Town Centre
Approx. 543 SQ FT (50.45 SQ M)



Rear Ground Floor
112 HIGH STREET
THAME
OXON OX9 3DZ

Rear Ground Floor, 112 High Street, Thame, Oxon. OX9 3DZ

LOCATION

The premises are located in a quiet tucked away position in the heart of the attractive market town of Thame. Communications are excellent via the M40 Motorway Junction 7 (within 4 miles) to London and Birmingham. There is good access to Oxford 14 miles, High Wycombe 15 miles and Aylesbury 9 miles.

DESCRIPTION

Benefiting from a ground floor position, these self-contained offices are of great period character. There are three rooms, one of which has wood panelled walls, marble fireplace and an ornate alcove bookcase. Two rooms have ornate ceiling covings, and one has the original window shutters. There is a toilet and a small kitchen area. The premises are in need of internal refurbishment, but the landlords would be willing to agree to a reduced rent for an agreed period, in consideration of upgrading work being carried out by the tenant at their expense, i.e. ultimately at the landlords cost.

ACCOMMODATION

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

Office Room 1 / Reception	173 sq ft (16.07 sq m)
Office Room 2	205 sq ft (19.05 sq m)
Office Room 3	147 sq ft (13.66 sq m)
Kitchen Area	18 sq ft (1.67 sq m)
Toilet	-
Total Net Usable floor area	543 sq ft (50.45 sq m)

BENEFITS

- * Ground Floor for ease of access
- * Quiet Courtyard Setting
- * Central Location in the Charming Historic Market Town of Thame
- * Self Contained with own Toilet / Kitchen facility
- * Off -Peak Economy Electric Storage Heating

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LEASE

A new full repairing and insuring lease for a term of years by agreement at a proposed rent of £8,150 per annum, to be paid quarterly in advance. Rent deposit £2,000.

BUSINESS RATES

Rateable Value £5,800 **Rates Payable £2,859.40** (for year ending 31st March 2016)

Note

Under Small Business Rates Relief, where the rateable value is less than £6,000, then Business Rates are **exempt** from 1st October 2014 until 31st March 2015 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

07770 81 80 80

PROPERTY MISDESCRIPTIONS ACT

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.