

TO LET
OFFICE PREMISES
Comprising Two Rooms
in Thame Town Centre
Approx. 339 SQ FT (31.49 SQ M)



Rear First Floor

112 HIGH STREET

THAME

OXON OX9 3DZ

LOCATION

The premises are located in a quiet position on the rear first floor of a period three storey grade listed building 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.

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

DESCRIPTION

The premises comprise two rooms of character, one of which is spacious with excellent natural light. Both rooms have electric economy heating and a fitted carpet.

ACCOMMODATION

The accommodation with approx. measurements in accordance with the RICS Property Measurement Standards is as follows:

Office Room 1	13'9" X 14'1"	205 Sq Ft (19.03 Sq M)
Lobby linking the two rooms	-	
Office Room 2	9'7" X 13'8"	134 Sq Ft (12.45 Sq M)
Shared Toilet/Kitchen Area	-	-
Total Net Usable Floor Area		339 Sq Ft (31.49 Sq M)

LEASE

A new full repairing and insuring lease for a term of years by agreement at a proposed rent of £5,250 per annum, to be paid quarterly in advance. Rent deposit £2,000.

BUSINESS RATES

Rateable Value £3,700 **Rates Payable £1,776.00** (for year ending 31st March 2019)

Note: Nil payment under Small Business Rates Relief, subject to conditions.

Contact South Oxfordshire District Council 01235 422422

VIEWING

Strictly by appointment with the sole agents, Honour & Co.

Contact: Steve Humpston BSc MRICS

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File Ref: C1(Rear FF)