

On the instructions of R.F.Seymour Ltd. due to retirement.

After 52 years in the same ownership, we are privileged to offer: -

FOR SALE FREEHOLD

SHOWROOM/ WORKSHOP PROPERTY

2,736 sq ft (254 sq m)



**Hawthorne Works
67a Park Street
Thame OX9 3HT**

Suitable for a wide variety of uses, with scope for redevelopment, subject to planning

Hawthorne Works, 67a Park Street, Thame, OX9 3HT

LOCATION

The property is located about a quarter mile from Thame town centre, within the town's designated conservation area, situated opposite the M & S Simply Food store and filling station. The showroom/workshop stands among a terrace of retail business units including Thame Service Station with showroom, PSG Trophies, Thame Specialist Dry Cleaners, Jayar Car Parts and Thame Cycles.

DESCRIPTION

Originally built as a fire station in 1878, the property was extended in 1952. In 1960 Ralph and Eileen Seymour bought the property for their motor bike showroom and workshop. The business was known nationally for building racing bikes. Ralph passed away in 1994, but the business has continued to be run by Eileen and the family to the present day.

ACCOMMODATION

The accommodation with approximate floor areas is as follows:

Original 1878 Building (Frontage 19'3")

Ground Floor Showroom	17'4" x 30'3"	524 sq ft (48.68 sq m)
First Floor "Race Room"	17'10" x 30'8"	546 sq ft (50.73 sq m)
Total Gross Internal Floor Area		1,070 sq ft (99.41 sq m)

1952 Extension (Frontage 28'2")

Ground Floor Workshop	27' 5" x 30'4"	833 sq ft (77.39 sq m)
First Floor Stores/Office	27' 5" x 30'4"	833 sq ft (77.39 sq m)
Total Gross Internal Floor Area		1,666 sq ft (154.78 sq m)

Overall Gross Internal Floor Area **2,736 sq ft (254.18 sq m)**

Outside

To the rear of the building is a lean-to store of 17'8" width x 5'10" depth and a passage of 4'4" depth.

Hawthorne Works, 67a Park Street, Thame, OX9 3HT

FREEHOLD PRICE

Offers invited in the region of **£200,000** for the freehold property with vacant possession.

BUSINESS RATES

Rateable Value £13,000 **Rates payable £5,538 (for year ending 31st March 2012)**

NB Qualifying Small Business Rates Relief applies to Rateable Value assessments between £6,000 and £17,999.

SERVICES

Mains water, electricity and drainage connected. No mains gas connected, but available in Park Street.

LEGAL COSTS

Each party responsible for their own legal costs in the transaction.

VIEWING

Strictly by appointment through Honour & Company.

Contact Steve Humpston MRICS

Telephone 01296 614800

File – C840

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.