



**43 A&B HIGH STREET**  
**Thame | OX9 2DW**

**FIELDS**  
COMMERCIAL

chartered surveyors



# 43 A&B HIGH STREET THAME

Oxfordshire | OX9 2DW

**For Sale Freehold Investment Property Former  
Methodist Church Conversion**

**Upper Ground Floor - Class A1 Shop**

**Lower Ground Floor - Health and Sports Therapy  
Practice**

**Thame Town Centre Location Opposite Main  
Public Car Park**

**Upper Ground Floor Approx. 2,284 Sq Ft  
(212.19 Sq M)**

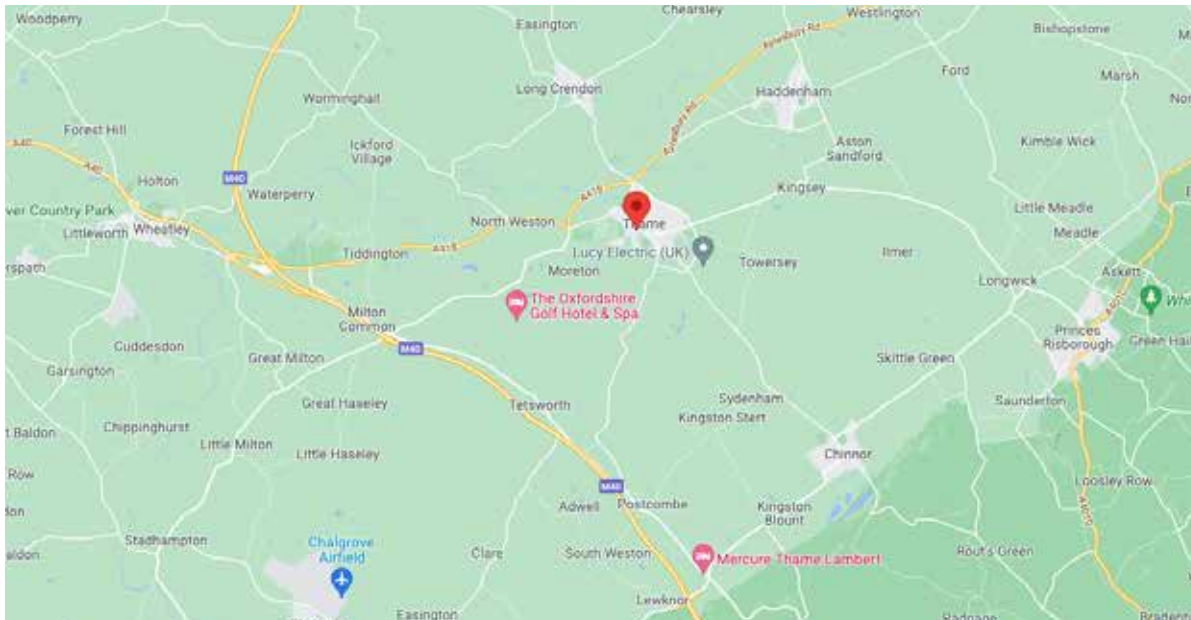
**Lower Ground Floor Approx. 1354 Sq Ft  
(125.79 Sq M)**

**Total Internal Floor Area Approx. 3,638 Sq Ft  
(337.98 Sq M)**

**Guide Price: £615,000 (No VAT applicable)  
subject to contract**

**Total Rental Income: £43,000  
(Gross Initial Yield 7%).**





## Location

The property is located next to HSBC Bank, facing the main town centre free car park, occupied by the street market on Tuesdays, in the thriving market town of Thame. There is substantial local commercial activity with many independent retailers and multiple outlets represented in the town.

The catchment area is extensive where many affluent villages are within easy travelling distance. The M40 Motorway (Junctions 7 & 8) within 5 miles linking London to Birmingham. There is good access to Oxford (14 miles), High Wycombe (15 miles) and Aylesbury (9 miles). Direct trains to London Marylebone in approx. 40 minutes from Haddenham & Thame Parkway (within 3 miles).

## Description

The building comprises a former Victorian Methodist church converted into commercial use in 1978. It is not Listed but is within the designated Thame Conservation Area, giving protection to the impressive frontage.

The building retains much of its character including the lofty open plan space with exposed roof timbers and stained glass arched windows.

The lower ground floor is deceptively spacious with a 10 ft. high ceiling, capable of complete open plan of approx. 25 ft. by 55 ft.

The upper ground floor was originally for the church services and the lower ground floor for the church Sunday school.





## Accommodation and Tenancies

### Upper Ground Floor, 43A Upper High Street, Thame

Retail premises totalling 2,284 sq ft (1,430 sq ft plus mezzanine 854 sq ft).

Lease FR&I terms, subject to a photographic schedule of condition and a cap of £2,500 on the tenant's contribution to the cost of repairs in any one year, for a term 6 years expiring 14th March 2022, outside the security of tenure provisions of the L&T Act. Current tenant The Loft (Interiors) Limited with two directors' sureties.

Present annual rent £28,000.

### Lower Ground Floor, 43b Upper High Street, Thame

Health and sports therapy consulting and treatment premises totalling 1,354 sq ft

Lease FR&I terms, subject to a cap of £2,000 on the tenant's contribution to the cost of repairs in any one year, for a term also expiring 14th March 2022, outside the security of tenure provisions of the L&T Act. Current tenant 'The Practice' comprising three partners.

Present annual rent £15,000.

The tenants have indicated their interest in renewing their lease.









## Planning

### Upper Ground Floor, 43A Upper High Street, Thame

Planning permission P09/E1318 dated 17th March 2010 for 'Change of use from photographers studio with ancillary retail sales to A1 (shop)'

### Lower Ground Floor, 43b Upper High Street, Thame

Planning permission P13/S2760/FUL dated 25th October 2013 for 'Use of lower ground floor as health and sports therapy consulting and treatment rooms.'

## Services

Mains water, electricity, gas and drainage connected. Single gas fired central heating system to both upper and lower floors, with the cost of maintenance shared between the two tenants..

## EPC

Upper Ground Floor, 43A Upper High Street.  
EPC rating C (69) valid until 23rd November 2029

Lower Ground Floor, 43B Upper High Street.  
EPC rating E (114) valid until 11th December 2022.

Copies of the EPC's given on request.

## Tenure & Terms

Guide Price £615,000 (No VAT applicable) subject to contract

Total Rental Income £43,000 (Gross Initial Yield 7%).

## Viewing

By appointment through the agents.

Fields Commercial  
Contact: Nick Johnson  
Telephone: 07857 823 188

Honour & Co.  
Contact: Steve Humpston MRICS  
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File Ref. C552

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