

PRIME RETAIL, OFFICE & RESIDENTIAL INVESTMENT
JORDANS COURTYARD
8 Upper High Street | Thame | OX9 3ER

FIELDS
COMMERCIAL

chartered surveyors

JORDANS COURTYARD 8 UPPER HIGH STREET THAME

Oxfordshire | OX9 3ER

Mixed Use Investment Property

For Sale Freehold

Handsome Period Property with an Approximate
Total Floor Area 3,829 Sq ft GIA

Prominent Town Centre Location

Multi-let Investment with Income Secured by 4
Tenants

Gross Income £72,936 per annum (excluding
2 vacant office suites) **£82,736 (assuming fully
occupied)**

42% of the Income Secured by Rumsey's Chocolates

**32% of the Income Secured by the Residential
Apartment**

Scope for Residential Development Subject to Planning

Price on Application

Subject to Contract





Location

The property is located in a prominent position overlooking the town centre on the north side of Upper High Street in the market town of Thame.

Thame is a popular market town set on the Buckinghamshire/ South Oxfordshire border and is conveniently located between Oxford, Aylesbury and High Wycombe. Thame is well located within 6 miles of Junctions 6 and 7 of the M40, 14 miles east of Oxford, 10 miles south-west of Aylesbury and 15 miles north-west of High Wycombe.

Description

Jordan's Courtyard is an attractive former Coaching Inn and comprises a mix of commercial and residential accommodation and tenants, including busy café / shop, production / office units ideal for small local businesses, and high quality 3 bedroom apartment and gardens.

Scope for residential development / conversion in the gardens subject to the grant of planning permission.





Accommodation and Tenancies

Cafe (<https://www.rumseys.co.uk/>)

The highly regarded Rumsey's Handmade Chocolates business occupies the retail unit / café which comprises servery, display kitchen, café seating on two levels, commercial kitchen, staff room, store and prep area, cellar and WC's.

The Café measures approximately 1,396 Sq ft plus cellar 230 Sq ft, and has a frontage of approximately 24ft.

Offices

The office suites are located to the rear of the building, quietly tucked away and approached via the coaching arch and a rear courtyard.

There are six individual suites split over the ground and first floor. The office suites share WC facilities and a kitchenette.

In total, the office suites measure approximately 1,031 Sq ft and are let on an all-inclusive basis.

Flat

The first-floor apartment is approached from the same courtyard and comprises spacious entrance hall, living room, well-fitted kitchen breakfast room, living room, three-bedrooms, two bathrooms and an additional WC.

The apartment is finished to a high standard with well fitted kitchen and bathrooms. There is also access to a summer house and garden shed in the gardens.



Gardens

Located at the end of the courtyard are the shared gardens, which are accessible to all tenants of Jordans Courtyard. There is potentially scope for further development in the gardens for residential unit/s subject to the grant of planning permission.

The whole site measures approximately 0.17 acres (0.06 Ha).

Accommodation Schedule

Approximate floor area schedule.

Unit	Floor Area Sq m	Floor Area Sq ft
Shop	129.7	1,396
Flat	130.2	1,402
Office G1	17.7	191
Office G2	11.1	120
Office G3	10.2	110
Office F1	21.3	229
Office F2	23.4	252
Office F3	12.0	129
Total	355.60	3,829







Title

The property title includes the passageway that is located directly off the Upper High Street and leads to the communal garden located at the rear of the property.

Title number ON241992 Freehold.

Leases & Licences

Retail

The shop is subject to a lease dated 21st April 2023 for a term of 15 years from 6th August 2022 expiring 5th August 2037.

The rent payable under the lease is £30,960 ex VAT per annum.

Offices

The office suites are individually let on short-term licence agreements, the details of which can be seen below. The offices are let on a serviced basis, inclusive of rents, rates, water, electricity & building insurance.

The current rent of the office suites is £18,276 per annum with 2 suites vacant, and an estimated rental value of £27,862 with all suites let.

Apartment

The apartment is let at £1,975 per calendar month, totalling £23,700 per annum on a 12-month AST commencing 1st March 2025 and expiring 28th February 2026.

Unit	Tenant	Lease / License Commencement	Lease / License Expiry	Floor Area Sq ft	Rent £	ERV £
Shop	Rumseys Handmade Chocolates Limited	6/08/2022	5/08/2037	1,396	30,960	30,960
Apartment	Private Tenant	01/03/2025	28/02/2026	1,402	23,700	23,700
Office G1	Rumsey's Handmade Chocolates Limited	10 years +	Rolling contract	191	4,920	4,920
Office G2	ABS Security	June 2019	Rolling contract	120	3,900	3,900
Office G3	Rumseys Handmade Chocolate Limited	April 2023	Rolling contract	110	4,200	4,200
Office F1	Vacant	-	-	229	-	4,900
Office F2	Vacant	-	-	252	-	4,900
Office F3	Pacific Marketing	10 years +	Rolling contract	129	5,256	5,526
Total				3,829	72,936	82,736

Planning

The property is located within the Thame Town Centre Conservation area, further details available [here](#).

A schedule of the planning history is available on request.

Listing Building

The property is Grade II Listed.

EPC

The shop and office suites have a C rating, which expires on in July 2032.

The flat has a D rating, which expires in November 2033.

VAT

The property is not VAT elected.

Business Rates

The property is located in the South Oxfordshire rating authority.

Rumsey's

Ratable value: £35,250

Rates payable: £17,590 (£35,250 x £0.499 multiplier)

A schedule of the rates for the office suites is available on request.

Council Tax

Apartment: Council tax band B

Proposal

Offers Invited on an Unconditional Basis for the Freehold Interest.

Viewing

By appointment through the agents, Fields Commercial: 01844 261 261.

Anti-Money Laundering

To comply with Anti-Money Laundering legislation it will be necessary for the buyer to provide information to enable completion of AML checks before the transaction is completed.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers/funders/lessee.



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