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FIELDS

commercial property
land and new homes

To Let / For Sale

The Old Post Office, Haseley Road, Little Milton, OX44 7PP



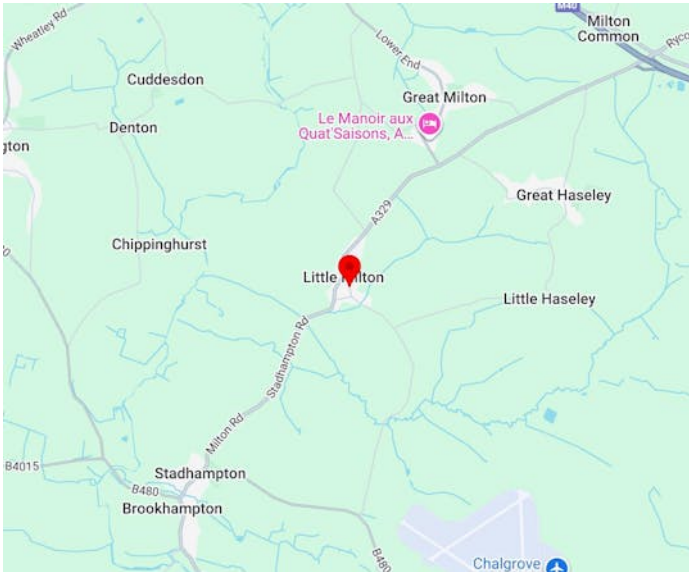
**Rare Freehold / Leasehold Opportunity In Picturesque Village,
Attractive Village Shop / Office With Garage & Garden**

Size: 1,237 Sq Ft
Rent: £22,500 Per Annum
Price: £400,000

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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Features:

- Picturesque village centre Shop 1,237 Sq ft GIA overall
- Beautiful beamed interior, ground floor 725 Sq ft including garage, first floor 326 Sq ft
- Nicely appointed for existing use with air conditioned office / shop & first floor kitchen and WC
- Scope for a range of retail / business

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

Little Milton is a picturesque village in Oxfordshire, about 6 miles south-west of Thame and 8 miles south-east of Oxford, near Junctions 7 and 8 of the M40 motorway.

Description

An extremely attractive village property, C17 - C18, originally a house, later part post office, and currently an estate agents office.

Excellent opportunity for a retail, professional or services business to establish themselves in a charming and well equipped character building with exposed beams and stone walls, within this highly regarded village.

Measuring 1,237 Sq ft overall, including air conditioned shop / office 515 Sq ft approx, garage and store 200 Sq ft, first floor office, kitchen / store and WC 326 Sq ft and basement 186 Sq ft.

The property benefits from a rear garden.

Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable Value: £9,600 (2023 onwards)

Rates Payable: £5,328 (2025-2026)

100% relief may be obtained subject to criteria.

Terms

Guide Price: £400,000 freehold

Leashold: £22,500 per annum

VAT not applicable.

Viewings

Strictly by appointment via Fields.



