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FIELDS

commercial property
land and new homes

For Sale

11 Friday Court, North Street, Thame, OX9 3GA



Prominent Edge Of Town Centre Retail / Office Investment With Parking, Located Opposite The Cattle Market In North Street.

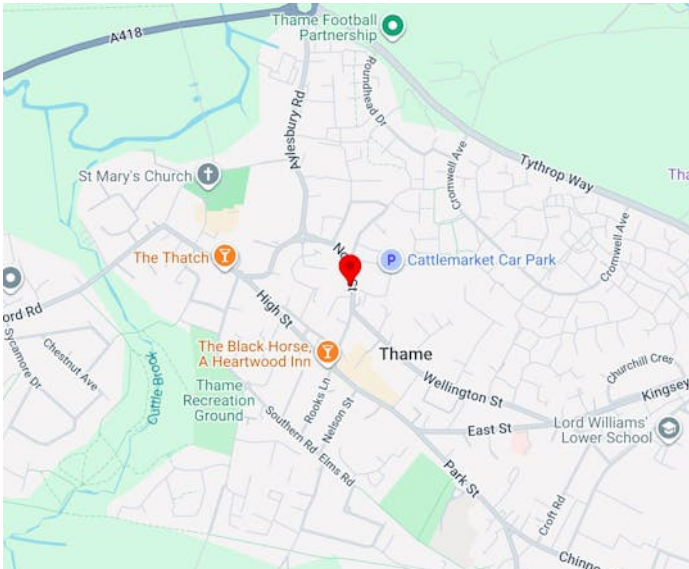
Size: 1,288 Sq Ft

Price: Price On Application

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

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Features:

- Appealing & well presented retail and office investment, approx 1,288 Sq ft
- Let to 2 long established tenants (existing businesses unaffected)
- Gas-fired central heating, carpeting, double glazed windows
- Close to Thame town centre

EPC - D (76)

Location

Convenient location in walking distance from the centre of the town, opposite the Cattle Market in North Street, Thame. A very popular market town with a full range of facilities, and easy access to the M40 motorway at junctions 6 and 7.

Description

An attractive, well presented and located investment.

The ground floor of 690 Sq ft is occupied by Maze Hair with double-glazing, gas central heating and the accommodation is open-plan with a kitchenette.

The first floor is let to Massage Matters and comprises a professional massage studio with 3 treatment rooms and a reception, overall measuring 598 Sq ft. The floor has a vaulted ceiling, lighting, security system, gas central heating and a modern kitchenette.

Although in walking distance of the town centre, the property also benefits from the provision of 3 parking spaces, the use of which is restricted to office hours Monday-Friday.

Rates

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

Ground Floor:

Rateable value: £11,250

First Floor:

Rateable value: £10,000

Terms

FREEHOLD: Price on application

VAT not applicable.

Total current rental income £19,000 per annum (£9,500 each floor), subject to new lease negotiations pending.

Service charge for heating and common areas.

Viewings

Strictly by appointment via Fields.

