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**FIELDS**

commercial property  
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# To Let

9 Buttermarket, Thame, OX9 3EW



**A Pretty C17 Retail Unit In The Town Centre With Beamed Ground Floor Shop & First Floor Storage**

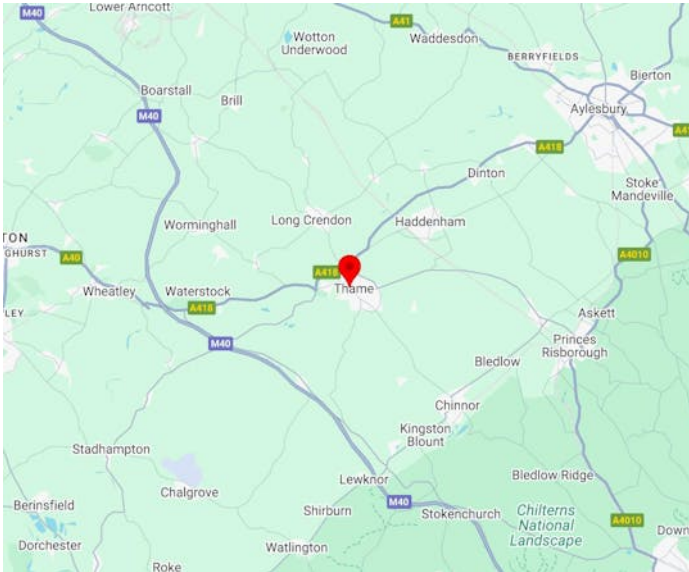
**Size: 270 - 542 Sq Ft**

**Rent: £17,000 Per Annum**

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

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## Features:

- A pretty C17 retail unit in central location
- Ground floor approx. 270 Sq ft & first floor: 272 Sq ft
- Open-plan ground floor with WC
- Attractive beamed interior
- Bustling town centre location

EPC - EPC exempt - Listed building

## Location

Thame is a historic market town, around 13 miles east of the city of Oxford and 10 miles southwest of the Buckinghamshire town of Aylesbury.

## Description

The property is Grade II listed, boasting period features throughout and is located on the Buttermarket in the busy market town of Thame. The property consists of an open-plan ground floor Retail area with WC and access to the first floor storage.

On the first floor, there are 2 areas, a larger room and a smaller landing area. The stairs are fairly steep and not considered suitable for customer use, making this Storage / Office space.

Within close proximity are Crew Clothing, White Stuff, Mint Velvet, Fat Face as well as a number of individual traders.

## Rates

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

Rateable value - £11,250

Rates payable - £6,142.50 (2024-2025)

100% relief may be obtainable, refer to [www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief) for further details.

## Terms

A new lease or license is available.

RENTAL: £17,000 per annum

## Viewing

Strictly by appointment with the agent.







