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FIELDS

commercial property
land and new homes

For Sale

The Coffee House, 3 Buttermarket, Thame, OX9 3EW



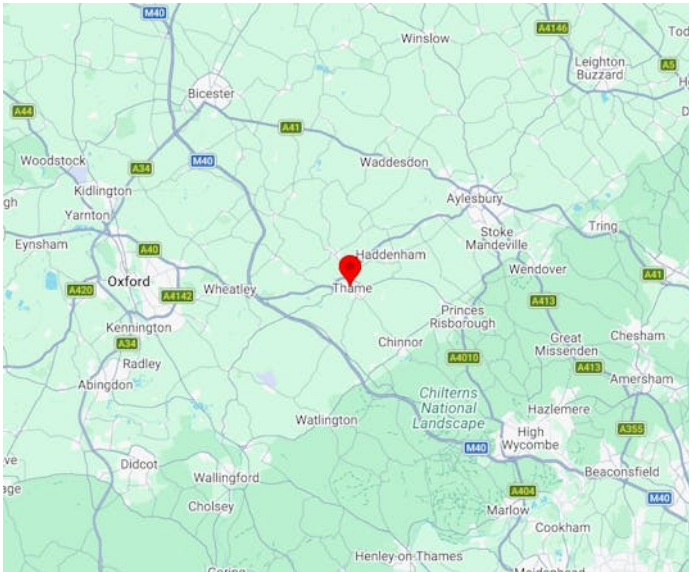
**Unique Town Centre Freehold Opportunity 3,338 Sq Ft GIA
Comprising Former Cafe, Large First Floor Flat, Courtyard And
Parking**

**Size: 3,388 Sq Ft
Price: Price On Application**

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

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Features:

- Rare freehold investor / owner occupier opportunity 3,338 Sq ft retail / restaurant unit & large first floor flat
- Well-established cafe, bar / restaurant location
- Ground floor former cafe 1,869 Sq ft GIA, first floor flat 1,158 Sq ft
- In need of refurbishment, scope for alternative uses within Class E

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. With easy access to London via Chiltern railways and close to the M40 junctions 6 & 7. The property is located on Buttermarket, a thriving and attractive street comprising a mix of local shops and businesses.

Description

The property comprise a large Retail unit measuring approximately 1,869 Sq ft GIA, historically a cafe but with scope for other uses within Class E, a large first floor flat 1,158 Sq ft, a courtyard garden and parking, accessible from North Street.

There is an external W/C block for the retail unit with 2 separate W/C's.

The flat comprises 3 bedrooms, a living area, kitchen and bathroom.

The property is in need of refurbishment but offers scope to create a unique home within an attractive period listed building for a retail, cafe, bar or

Rates

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

Rateable value - £24,000

Rates payable - £11,976

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

FREEHOLD

£ Price on application

Viewing

Strictly by appointment with the agent.





