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FIELDS

commercial property
land and new homes

For Sale

29 & 29a Upper High Street, Thame, OX9 3EX



**Attractive Period Property With Retail Investment & Scope For
Development Subject To Planning**

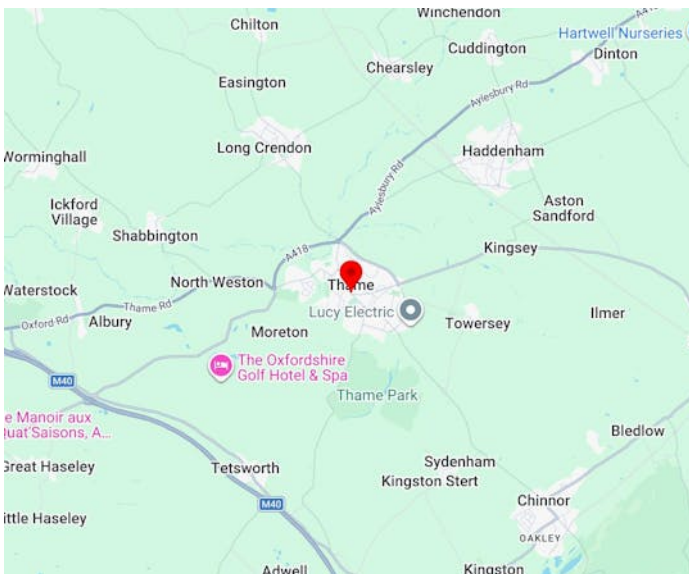
Size: 1,938 Sq Ft

Price: Offers In The Region Of £699,000

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

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Character 3-Bedroom Town House of approx. 1,417 Sq ft
- Retail Unit Generating £12,500 per annum (business unnafacted)
- Total Estimated Residential Income of £35,300 per annum
- Investment with Development Potential Subject to Planning

EPC - E (48)

Location

Located on the Upper High Street, a short walk from Thame's Town Centre. Thame is a popular market town conveniently 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

A mixed-use period property comprising a refurbished 3-bedroom townhouse and retail unit currently occupied by Lovely Nailcare and subject to a lease expiring August 2034 at a rent of £12,500 per annum.

The townhouse comprises a Sitting Room, Dining Room and Kitchen, two bright, street-facing Bedrooms and bathroom, and a main Bedroom with ensuite. The house has been redecorated and carpeted throughout, with a new kitchen fitted. Additionally, the property benefits from useful cellar / basement area of circa 260 Sq ft, that could be used for a number of purposes. Included at the rear of a property is a 495 Sq ft split level studio that could be developed / converted into a further income generating unit, subject to planning.

Terms

Freehold: Guide Price £699,000

Lease: The shop is subject to a lease for a term expiring August 2034.

Rent: £12,500 per annum.

Landlord and Tenant Act: Excluded

Break Clause: 29th April 2029 (Tenant only)

Rent Review: 29th April 2029

The town house is currently vacant and estimated to achieve approximately £1,900 per month / £22,800 per annum income.

Viewings

Strictly by appointment via Fields.

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