

Tel: **01844 261121**
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Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

Adelaide House, 17 High Street, Thame, OX9 2BZ



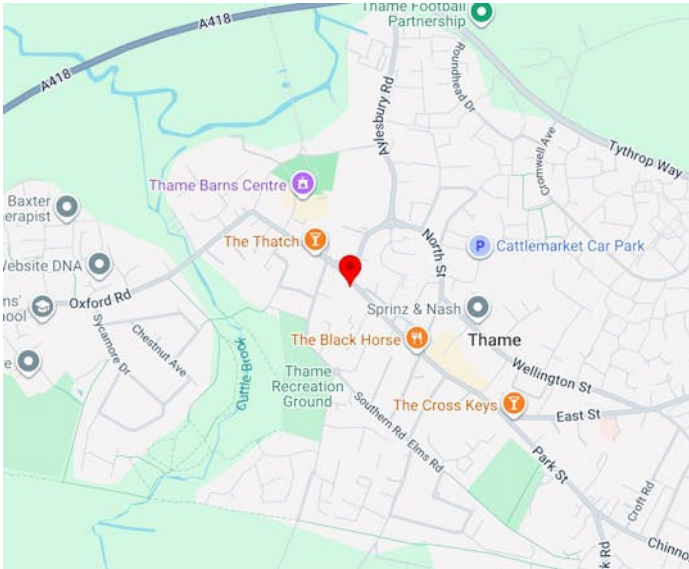
**Attractive, Prominent & High Quality Retail Unit / Office 1,455 Sq Ft
Located In The Town Centre**

**Size: 1,455 Sq Ft
Rent: Rent On Application**

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:

- Well-specified town centre retail / office space 1,455 Sq ft overall NIA
- Ground floor 1,055 Sq ft including Main Suite, plus 2 further Suites, Kitchen and WC
- Lower ground floor 400 Sq ft with excellent floor to ceiling height, comprising Main Suite plus additional Suite / Store + WC

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

Location

The building is in an excellent location on the High Street within easy walk of the main shopping area. 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

An attractive property comprising well specified retail unit / office with ground floor measuring 1,055 Sq ft and lower ground floor 400 Sq ft, totalling 1,455 sq ft.

The property has a wide frontage, ideal for retail or service sector, and a mix of open plan retail / office space and individual offices. High ceilings and period feature are combined with a modern well presented feel.

Suitable for a range of town centre uses within Class E including professional services, retail, clinic or health and beauty.

Ample town centre parking close-by.

Rates

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

Rateable value - £10,500 (2023 onwards)

Rates Payable - £5,827.50 (2025-2026)

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

Terms

A new lease is available on terms to be agreed.

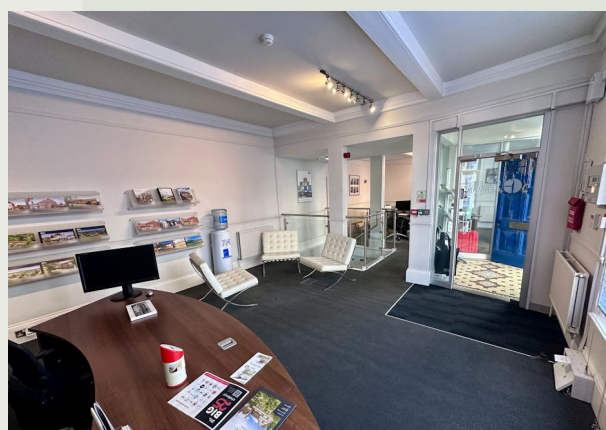
RENT: £On application

VAT is not applicable.

Viewings

Strictly by appointment via Fields.

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