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FIELDS

commercial property
land and new homes

For Sale

The Old Dairy, 13A Upper High Street, Thame, OX9 3ER



Business Unaffected

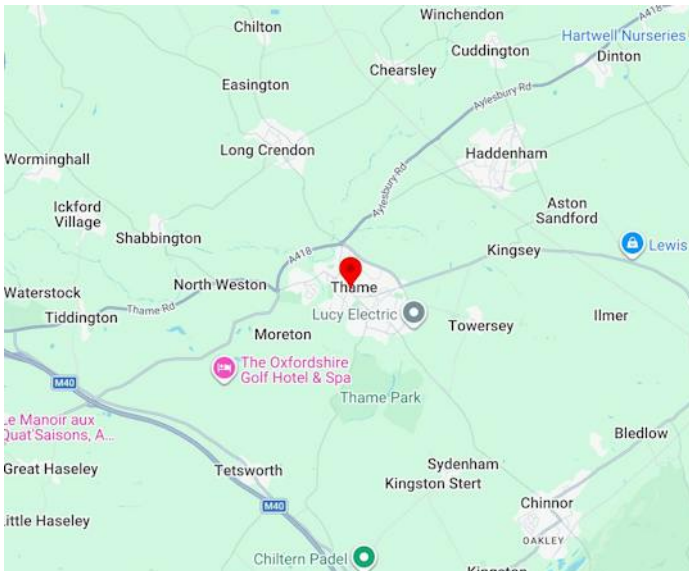
**Attractive Single-Let Town Centre Investment Opportunity -
Business Unaffected**

**Size: 969 Sq Ft
Price: £225,000**

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

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Features:

- Attractive retail / clinic investment property measuring 969 Sq ft GIA
- Town Centre Location
- Allocated parking Space
- Let on a 10 year lease at £13,500 per annum until June 2031

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

Location

The property is located on the north side of the Upper High Street. Thame is a popular market town and is 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

An attractive commercial property, currently let to and occupied by Feet First, a Podiatry Clinic.

The period building is not listed, is set back from Upper High Street and has one allocated car parking space.

The accommodation is arranged over two floors measuring approximately 969 Sq ft (90 Sq m) GIA. The ground floor measures approximately 350 Sq ft and the first floor 619 Sq ft. There is a WC on each floor and a Kitchenette installed on the first-floor.

Rates

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

Rateable value - £12,000 (2026 onwards)
Rates payable - £6,600 (2026-2027)

Terms

FREEHOLD INTEREST: £225,000 - VAT not applicable

LEASE:

The property is subject to a lease dated 16 June 2021 for a term of ten years expiring 15 June 2031. The lease is Internal Repairing and Insuring and is outside the 1954 Act. There is a tenant-only break clause 16 June 2028.

Rent: £13,500 per annum

Viewings

Strictly by appointment via Fields.