



First floor offices suitable for a variety of uses
109 HIGH STREET, THAME, OXFORDSHIRE, OX9 3DZ

1,358 q.ft. (126 sq.m)

FOR SALE

Offices to the rear of 109 High Street, Thame, OX9 3DZ

LOCATION

The premises are located in the prime retail location within the busy town centre of the popular south Oxfordshire market town. Accessed via a doorway to the side of Specsavers in the heart of the town centre close to the junction with Buttermarket. Waitrose Supermarket and other town centre car parks are close by.

Thame is a popular, unspoilt South Oxfordshire Market town approximately 7 miles from junctions 7 and 8 of the M40 motorway.

DESCRIPTION

The premises comprise first floor, self contained offices accessed from a communal corridor to the side of Specsavers. They are heated by a mixture of electric heaters and air conditioning. Lighting is by fluorescent strip lights.

Internally the premises are laid out as a mixture of some open plan and some partitioned offices.

ACCOMMODATION

The property includes the following approximate net internal floor areas:-

First floor offices **1,358 sq.ft (126.2 sq.m)**

Toilets

Kitchenette 18 sq.ft (1.72 sqm)

PLANNING

The premises benefit from Class E of the Use Classes Order 2020 and can therefore be used for a variety of purposes. Detailed discussions with regard to planning should be directed to South Oxfordshire District Council

RATEABLE VALUE

RV – £19,250 as detailed by The Valuation list 1st April 2026

TENURE

The property is available held by way of a long lease for a 999 year term commencing in March 2006 on effective full repairing terms.

PRICE

We are instructed to invite offers around **£199,000** for the benefit of the long leasehold

EPC

We understand that the premises have an EPC rating of C

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through Bruce Raybould

07940 011438

braybould@marriottsoxford.co.uk



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