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**FIELDS**

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# To Let / For Sale

9 Upper High Street, Thame, OX9 3ER



**Rare Long-Leasehold Or Leasehold F&B / Hotel Opportunity**

**Size: 3,422 Sq Ft**

**Rent: £47,500 Per Annum**

**Price: £525,000**

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

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## Features:

- Bar / Restaurant & 7 en-suite bedrooms
- Lounge Bar & Restaurant / Function room for 32 plus Scope for Private Dining
- Attractive Listed Building & Prominent Location
- 123 Space Car Park Directly Opposite

EPC - EPC exempt - Listed building

## Location

The property is prominently situated in Thame town centre on Upper High Street. Thame is a thriving historic market town in the heart of Oxfordshire.

The town is well-connected to Birmingham, Oxford and London via the M40, and is 3 miles from Haddenham and Thame Parkway, which has excellent links to London, Bicester, Oxford and Birmingham.

## Description

An historic Coaching Inn, the property is arranged across 3 floors with ground floor comprising a Bar, 3 Lounges and Customer Toilets, totalling 3422 Sq ft.

The first floor comprises a Function Room, Office / Private Dining Room, and 3 En-suite Letting Rooms, and the second floor 4 Letting Rooms, 3 being en-suite.

Upper High Street public car park is located directly opposite with 123 car spaces.

## Rates

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

Rateable value - £26,700

Rates payable - £13,670.40

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

## Terms

The property is available long lease-hold / leasehold:

Long-leasehold: £525,000 ex VAT (Long-leasehold approx. 90 years remaining, subject to a ground rent currently £400 per annum).

Leasehold: £47,500 per annum ex VAT.

## Viewing

Strictly by appointment with the agent.