

Tel: 01844 261121
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FIELDS

commercial property
land and new homes

For Sale

2 Buttermarket, Thame, OX9 3EW



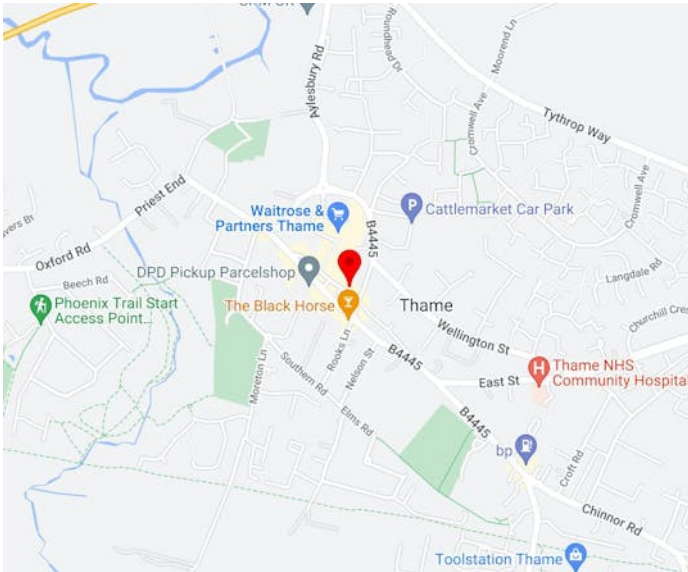
**Unique Retail Premises Including One-Bedroom Flat Above,
Centrally Located Within The Conservation Area**

**Size: 1,800 Sq Ft
Price: £495,000.00**

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

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:

- Retail area of 898 Sq ft plus Ground and Basement Store
- One-bedroom Flat approx. 790 Sq ft with Sitting Room, Kitchen and Bathroom
- Listed property in Conservation Area

EPC - EPC exempt - Listed building

Location

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. With easy access to London via Chiltern railways and close to the M40 junctions 6 & 7.

Description

The premises comprise a ground floor Retail unit plus some Basement storage. There is a first floor Flat accessed from within the rear of the property. The Retail area is tastefully fitted out with laminate flooring and lighting provided by attractive down-lighting and spots. There are exposed beams in this characterful building.

At first floor level, there is a spacious one bedroom Flat. Note that the Flat does not have separate access, only via the Shop.

Rates

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

Rateable value - £26,000 (1 April 2023 to present)

Rates payable - £13,312 (2023)

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

Terms

FREEHOLD: Guide price £495,000 exclusive of VAT, if applicable

Viewing

Strictly by appointment with the agent.

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