

**FIELDS**  
COMMERCIAL

chartered surveyors

**PRIME RETAIL / RESTAURANT OPPORTUNITY**  
**M NEWITT & SONS BUTCHERS**  
**10 HIGH STREET | THAME | OX9 2BZ**

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Oxfordshire | OX9 2BZ

**Prominent Retail / Restaurant Premises with First  
Floor Offices approx. 2,458 Sq ft GIA & yard**

**Ground Floor 1,494 Sq ft &  
First Floor of 964 Sq ft**

**Scope for Alternative Use & Enlargement Subject  
to Planning**

**Terms: On Application**





## Location

The property is located in a prime position on the south side of High Street in the thriving town of Thame. It is centrally positioned adjacent to Costa Coffee, and opposite High Street car park, the Town Hall, Waitrose walk through, Mountain Warehouse, Superdrug, Robert Dyas, and close by is Boots, McColls, Sainsbury's, Crew Clothing and a number of specialist independent shops, cafes, restaurants and pubs.

Thame has substantial local commercial activity with many independent retailers and multiple outlets represented in the town.

The catchment area is extensive with many affluent villages within easy travelling distance. The M40 Motorway (Junctions 6 & 7) within 6 miles linking London to Birmingham. There is good access to Oxford (14 miles), High Wycombe (15 miles) and Aylesbury (9 miles). Direct trains to London Marylebone in approx. 40 minutes from Haddenham & Thame Parkway (within 3 miles).

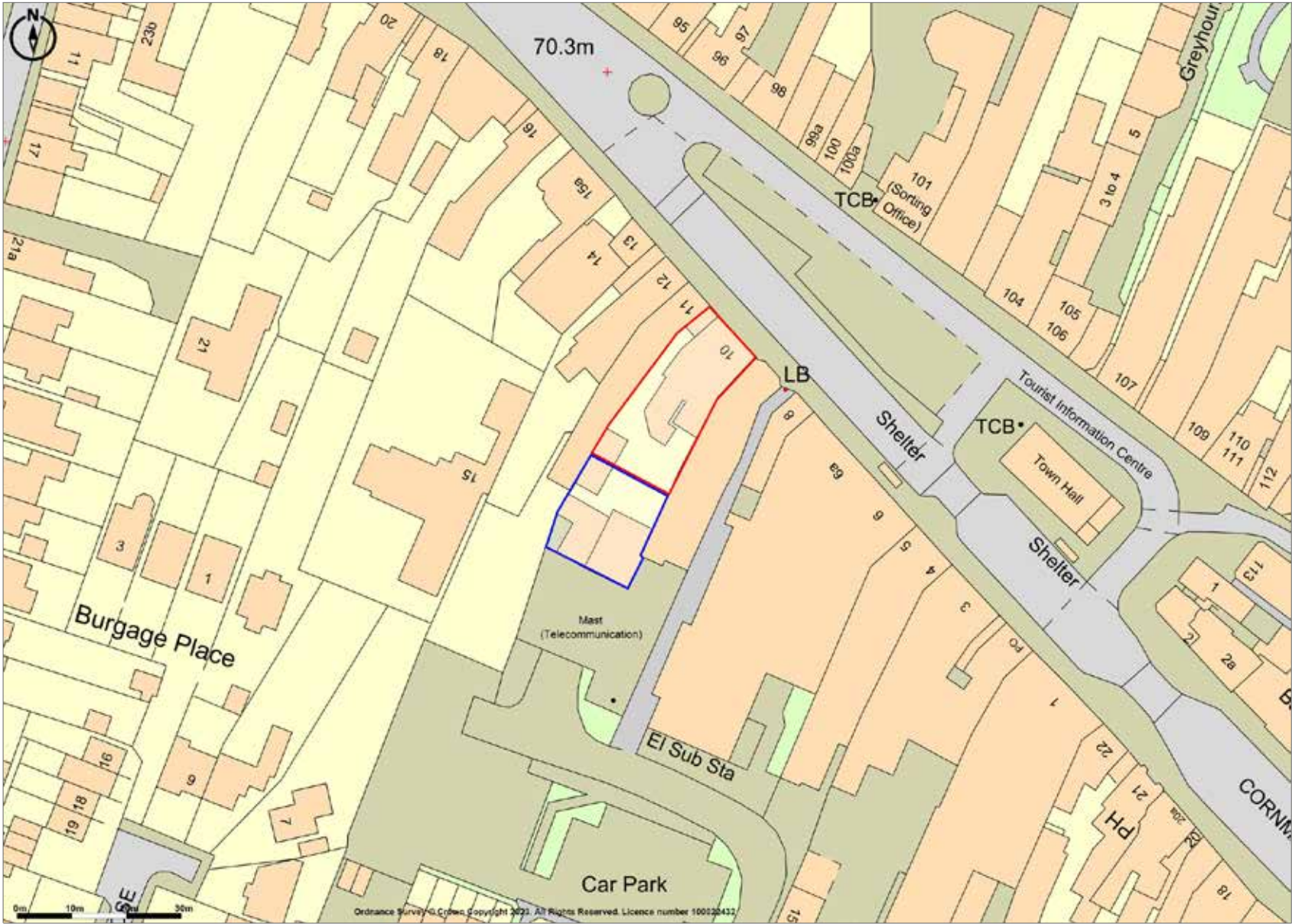


## Description

Prominent Retail / Restaurant premises located in the town centre arranged over ground and first floors measuring 2,458 Sq ft GIA, including ground floor of 1,494 Sq ft and first floor of 964 Sq ft.

The property comprises a handsome Georgian Grade II listed building, with scope for a range of uses within Class E (previously Class A1/2/3, B1, D1(a-b)) and including retail, restaurant, café, professional, health or medical services, and creche or day nursery uses. There may also be scope for further alternative uses, subject to planning.

The property is available with the rear yard show outlined red on the OS plan (the land outlined blue is to be retained), which provides scope for enlargement or addition of external seating for café / restaurant use, subject to planning.

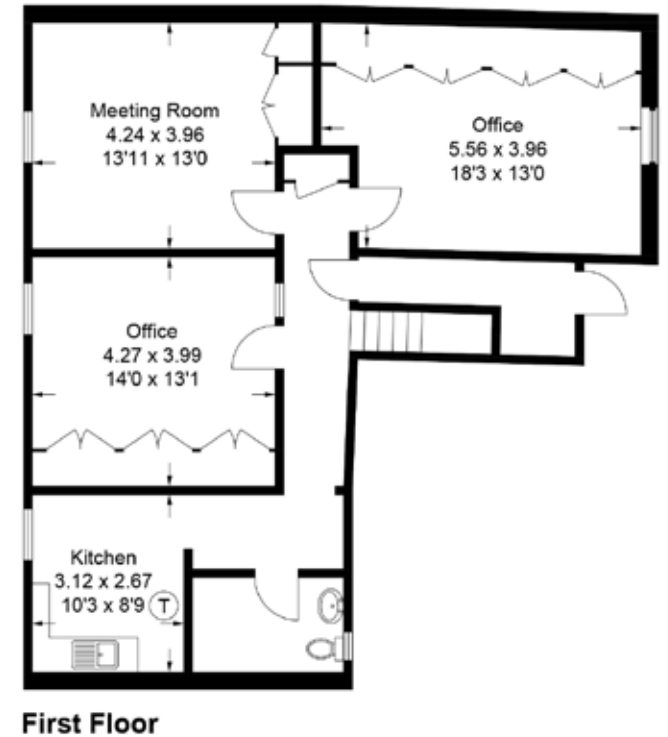
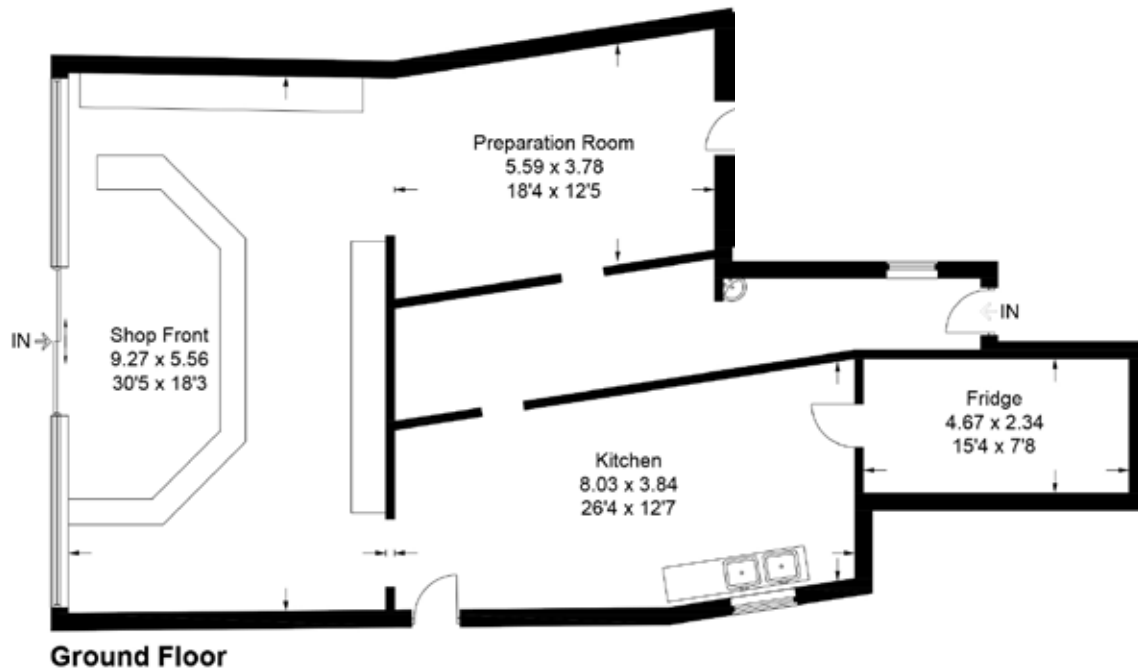


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Plotted Scale - 1:1250. Paper Size - A4





Approximate Gross Internal Area  
Ground Floor = 1,494 sq ft  
First Floor = 964 sq ft  
Total = 2,458 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value from 1st April is as follows:

Rateable value - £28,000  
Rates payable - £13,972 (2022-23)

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

## EPC

EPC rating of 79/D.

Copies of the EPC given on request.

## VAT

Not applicable.

## Terms

The property is available with or without the yard.  
Rental: on application.  
Freehold: on application.

## Viewing

By appointment through the agents:

Fields Commercial  
Nick Johnson  
07857 823 188

Tom Horgan  
07522 452 399



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### Fields Commercial

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