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**FIELDS**

commercial property  
land and new homes

# To Let

17 Buttermarket, Thame, OX9 3EP



**A Fine Corner Retail Unit In The Centre Of Town, Scope To Split Into Two Units**

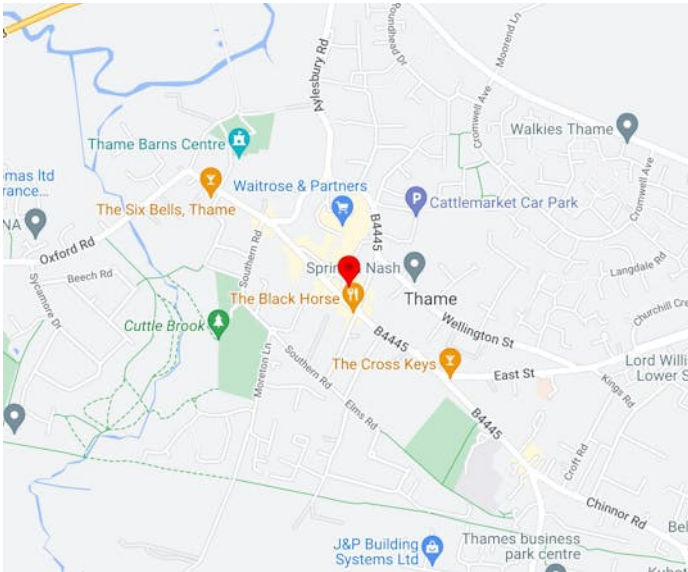
**Size: 878 Sq Ft**

**Rent: £22,500.00 Per Annum**

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

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### Features:

- Attractive double fronted retail unit 878 Sq ft
- Scope to split providing 2 units of 200 & 678 sq ft approx
- Bustling town centre location
- Kitchen & WC

EPC - C (57)

### 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.

### Description

The location fronting Buttermarket with windows also alongside to Pump Lane provides excellent display options.

The premises are arranged as a main Retail area of 487 Sq ft with the remainder functioning as Office/Storage areas.

There is a WC and kitchen located towards the rear of the unit. Thame is a very popular retail destination and benefits from town centre parking.

Scope to split the unit in two providing units of 200 Sq ft and 687 Sq ft approx.

Within close proximity are Crew Clothing, White Stuff, Mint Velvet, Fat Face as well as a number of individual traders.

### Rates

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

Rateable value - 17,250

Rates payable - £8,832 (2023-2024)

Rates payable can be affected by transitional arrangements, relief may be obtainable for the sub-divided units.

### Terms

A new lease is available.

RENTAL: £22,500 per annum for the whole

### Viewing

Strictly by appointment with the agent.

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