



Upper High Street, Thame - OX9 3EX

Guide Price £625,000

 **TIM RUSS**
& Company



Upper High Street

Thame, Oxfordshire

- Rare freehold opportunity in the heart of a picturesque market town, combining a substantial three-bedroom period home with an income-producing shop
- Commercial income of £12,500 p.a. from an established nail salon, with the lease secured until August 2034
- Residential rental potential of approximately £1,900 PCM, giving a combined gross income potential of around £35,300 p.a
- Approx. 5.7% yield, making the property attractive to both investors and owner-occupiers seeking additional income
- Character three-bedroom home, dating from before 1900, featuring exposed beams and generously proportioned accommodation.
- Cellar with original bread oven, recently benefiting from specialist damp-proofing, alongside a new kitchen, carpets and redecoration completed in December 2025
- Two-storey rear studio offers significant potential for reconfiguration and potentially creating a separate income-producing unit, subject to the necessary consents
- Potential SDLT advantage: as a mixed-use property, the purchase may qualify for non-residential SDLT rates of up to 5%, without residential higher-rate surcharges; professional advice is recommended



Upper High Street

Thame, Oxfordshire

A rare freehold opportunity combining a substantial three-bedroom period home with an income-producing nail salon, let at **£12,500 p.a. until 2034**. The residential property is expected to achieve around **£1,900 PCM**, giving potential combined gross income of approximately **£35,300 p.a.** and a circa **5.7% yield**.

Dating from before 1900, the characterful home features exposed beams, a cellar with original bread oven, and has recently benefited from damp-proofing, a new kitchen, carpets and redecoration.

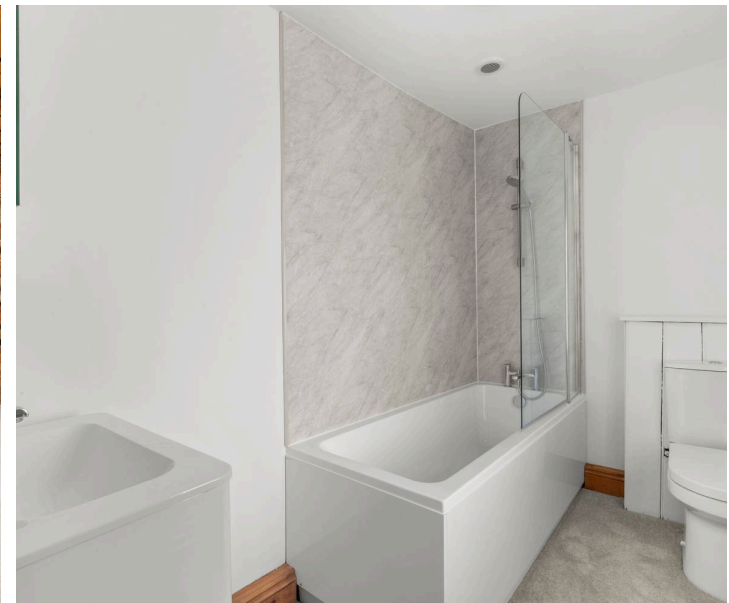
A **two-storey rear studio** offers further potential to create a separate income-producing unit, subject to consents. As a mixed-use property, it may also benefit from **non-residential SDLT rates**, potentially offering a significant saving. Professional advice should be sought.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

Gas Fired Central Heating





29A Upper High Street, OX9 3EX

Approximate Gross Internal Area

Lower Ground Floor = 31.4 sq m / 338 sq ft

Ground Floor = 46.1 sq m / 496 sq ft

First Floor = 117.6 sq m / 1266 sq ft

Total = 195.1 sq m / 2100 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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