



Tenure

Freehold.

Location

Thame is an attractive market town with a population of some 8,500, located some 4 miles from the M40 motorway (Junctions 7 and 8A), about 12 miles east of Oxford and 45 miles north-west of Central London.

The property is situated in the town centre, opposite the well known Newitts Brothers, near the Post Office, Barclays Bank, Costa Coffee and a variety of local occupiers. The property is at the beginning of the pay-and-display car park with 50 spaces.

Description

The property is arranged on ground and one upper floor to provide a shop and a 1 and 2 bedroom flat above. One of the flats was created under licence by the tenants. The flats are accessed from the rear via an entrance to the side of the shop. There is a large garden to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage (incl. entrance to side)	10.45 m	(34' 4")
Net Frontage	6.45 m	(21' 2")
Shop Depth	17.35 m	(56' 11")
Built Depth	21.85 m	(71' 8")

First Floor Flat – (Front) 3 Rooms, Kitchen and Bathroom

First Floor Flat – (Rear) 2 Rooms, Kitchen and Bathroom

Area provided by the Vendor.

Tenancy

The entire property is at present let to DOMESCO LTD for a term of 19½ years from 29th September 1995 at a current rent of £29,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

The tenant has branches in Thame, Chesham, Beaconsfield and Maidenhead.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 102 Thame**.

Thame

96 High Street

Oxfordshire

OX9 7AE

- **Freehold Shop and Residential Investment**
- Comprises a shop and two self-contained flats above
- Let as a whole, lease expiring 2015
- Central position with parking nearby and garden to the rear
- No VAT applicable
- Current Rent Reserved

£29,000 pa

FIVE WEEK COMPLETION AVAILABLE

