



## Unit 9, Swan Walk

Upper High Street, Thame, OX9 3HN

### RETAIL/OFFICE SPACE

**268 sq ft**  
(24.90 sq m)

- Attractive walkway aimed at niche retailers and small businesses
- Town centre location within a strongly performing market town
- Kitchenette and WCs
- Close to public car park
- Refurbished unit with carpeting
- Could be used for retail / office space

# Unit 9, Swan Walk, Upper High Street, Thame, OX9 3HN

## Summary

Available Size	268 sq ft
Rent	£8,800 per annum
Rates Payable	£3,992 per annum Small Business Rates Relief Available
Rateable Value	£8,000
Service Charge	£1,862 per annum
VAT	Not applicable. VAT is not payable on the rent
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

Swan Walk is a small retail/office space located in the heart of Thame town centre on Upper High Street, with specific access through a large walkway under the historic Swan/Public House/Hotel. Swan Walk comprises a collection of 9 retail units set in an attractive walkway aimed at niche retailers and small businesses. The property benefits from a town centre location within the strongly performing market town of Thame. Unit 9 is the only available unit. The property has been redecorated and recarpeted.

## Location

Swan Walk is located in the heart of Thame town centre on Upper High Street with specific access through a large walkway under the historic Swan Public House/Hotel. A large surface car park (139 spaces) is located immediately in front of the property. Thame is a large market town approximately 9 miles to the east of Oxford city centre and 7 miles south west of Aylesbury town centre with a town population of 12,000. There are a number of planned residential developments around the town that will see the population grow in the next few years.

## Accommodation

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Availability
Unit - 9	268	£8,800 /annum	£3,992 /annum	£1,742.11 /annum	£1,211.18	Available
<b>Total</b>	<b>268</b>				<b>£1,211.18</b>	



## Viewing & Further Information



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