



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

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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 (77)

Description

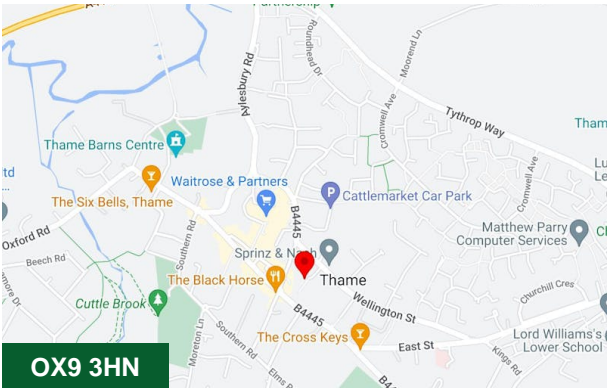
Swan Walk is a small retail/office space located in the heart of Thame town centre on Upper High Street, with specific access through a large walkway under the historic Swan/Public House/Hotel. Swan Walk comprises a collection of 9 retail units set in an attractive walkway aimed at niche retailers and 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
Total	268				£1,211.18	



Viewing & Further Information



James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com