

Tel: 01844 261121
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FIELDS
COMMERCIAL

chartered surveyors

To Let

4 Thame Road, Chinnor, OX39 4QS



A Retail Unit In A Prominent Position

Size: 1,540 Sq Ft NIA

Rent: £15,000 Per Annum

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

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.

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Features:

- Retail unit
- Approx. 1,400 sq. ft.
- Double fronted
- Car parking
- Security system
- Yard storage

EPC - Available on request

Location

This retail unit is set within the village of Chinnor, Oxfordshire. Lying 4 miles south east of Thame and only 4 miles to the M40, junction 6.

Description

The shop area is approx. 1,540 sq.ft. with the benefit of double-fronted display windows. There is a main display area with tiled floor to the front and carpeted areas towards the rear.

There is a Kitchen and WC within the building.

Access is by double-opening doors to the front and there is also a side door to the car park.

Car parking for 2 is allocated in this rear yard, where access is protected by a barrier. There are small secure areas for external storage.

The unit is part of a small parade situated on the main road from Thame into the village.

Rates

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

Rateable value - £7,000

Rates payable - £3,451 (2018-2019)

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

New lease is available

RENTAL £15,000 p.a.

Small business rates relief may be available for this property.

Viewing

Strictly by appointment with the agent.

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