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**FIELDS**  
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chartered surveyors

# To Let

**2 Station Road, Haddenham, HP17 8AJ**



**Stunning Period Retail Unit**

**Size: 765 Sq Ft GIA**

**Rent: £20,000 Per Annum**

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

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## Features:

- Retail unit approx 765 Sq ft.
- Great frontage opportunities
- Excellent surroundings
- Period features
- Prominent position

EPC - Exempt: Listed building

## Location

Haddenham is a large village with good amenities, located only 3 miles from Thame, and 6 miles from Aylesbury. The main line railway in the village offers regular services to London and Birmingham.

## Description

The retail space measures approx 765 Sq ft. and is located in an idyllic setting opposite the village green, duck pond and church in the highly-regarded old part of Haddenham.

The space benefits from excellent frontage, has an open plan interior and has a W/C.

The retail unit is attached to a residential property.

## Business Rates for Shop

The property lies within the rating area of Aylesbury Vale District Council, according to which the rateable value is as follows:

Rateable value - £5,200

Rates payable - £2,553 (2019-2020)

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

## Terms

A new lease/licence is available.

RENTAL: £20,000 per annum

## Viewing

Strictly by appointment with the agent.