

Tel: 01844 261121  
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**FIELDS**

commercial property  
land and new homes

# To Let

37 High Street, Long Crendon, HP18 9AL



Character office

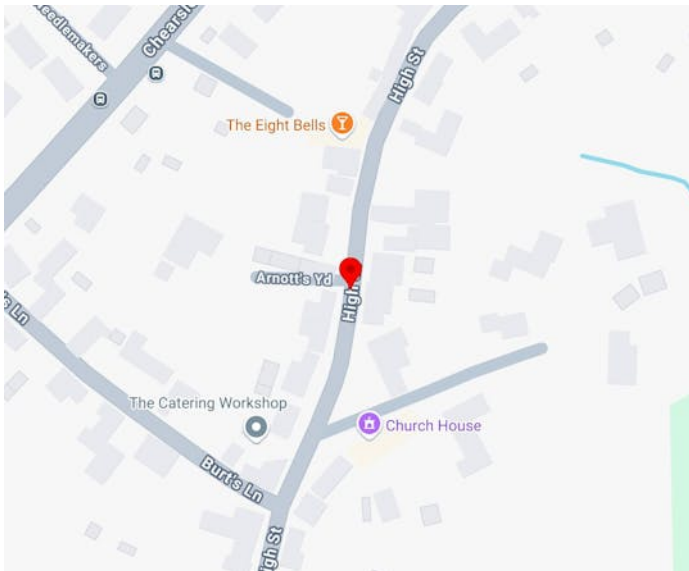
Lovely Character Building Suitable For Offices, Retail Or Other Business Uses, Approx. 611 Sq Ft Located In The Heart Of The Village.

Size: 611 Sq Ft  
Rent: £12,000 Per Annum

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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:

- Self contained property suitable for offices, retail / other approx. 611 Sq ft
- Character building with newly decorated interior
- Idyllic location in the heart of the village
- High Street parking
- Short walk to shops, pubs and park

EPC - EPC exempt - Listed building

### Location

The property is located on High Street, close to the Eight Bells PH walking distance from local amenities. Thame approx. 2.7 miles, Aylesbury 9.5 miles, Oxford 15 miles and the M40 Motorway Junction 7 approx. 6 miles.

### Description

A gem of an office building, ideal as a local base, located on the highly regarded High Street, walking distance to shops, pubs, the park and rural walks.

The accommodation is arranged over ground and first floors, with two offices and reception on the ground floor, along with kitchenette and WC and two offices on the first floor.

There is ample free parking on the High Street.

### Terms

A new lease / license is available

Rent: £12,000 per annum exclusive

### Viewing

Strictly by appointment with the agent.

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