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FIELDS

commercial property
land and new homes

For Sale

29 & 29a Upper High Street, Thame, OX9 3EX



Virtual Tour Available

Attractive Period Property With Retail Investment & Scope For Development Subject To Planning

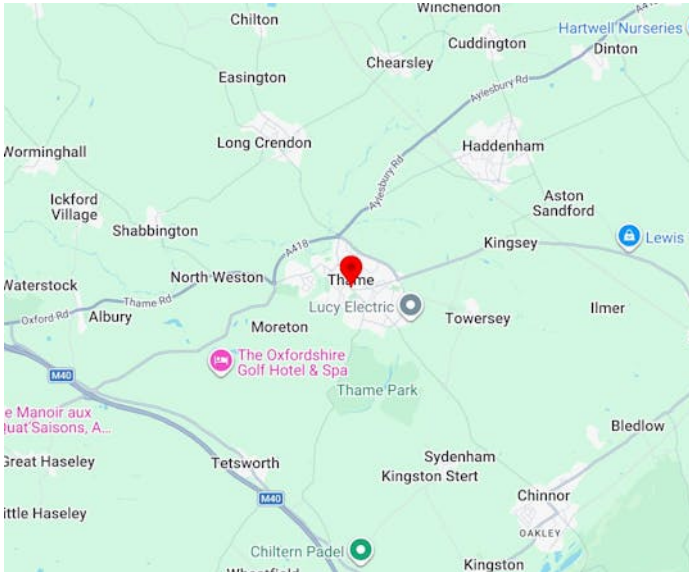
Size: 3,180 Sq Ft

Price: Offers In The Region Of £625,000

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

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Features:

- Character 3-Bedroom Town House of approx. 2,008 Sq ft
- Retail Unit Generating £12,500 per annum (business unaffected)
- Total Estimated Residential / Commercial Income of £35,300 per annum
- Investment with Development Potential Subject to Planning

EPC - E (48)

Location

Located on the Upper High Street, a short walk from Thame's Town Centre. Thame is a popular market town conveniently located within 6 miles of Junctions 6 and 7 of the M40, 14 miles east of Oxford, 10 miles south-west of Aylesbury and 15 miles north-west of High Wycombe.

Description

A mixed-use period property comprising a refurbished 3-bedroom townhouse and retail unit currently occupied by Lovely Nailcare of approx. 894 Sq ft and subject to a lease expiring August 2034 at a rent of £12,500 per annum.

The Townhouse comprises a Sitting Room, Dining Room and Kitchen, two bright, street-facing Bedrooms and bathroom, and a main Bedroom with ensuite. The house has been redecorated and carpeted throughout, with a new Kitchen fitted. Additionally, the property benefits from useful Cellar / Basement area of circa 260 Sq ft, that could be used for a number of purposes. Included at the rear of a property is a 495 Sq ft split-level Studio that could be developed / converted into a further income-generating unit, subject to planning.

Terms

Freehold: Guide Price £625,000

Combined income potential of circa £35,300 per annum

Lease: The Shop is subject to a lease for a term expiring August 2034.

Rent: £12,500 per annum.

Break Clause: 29th April 2029 (Tenant only)

Rent Review: 29th April 2029

The Townhouse is currently vacant and estimated to achieve approximately £1,900 per month / £22,800 per annum income.

Viewings

Strictly by appointment via Fields.



