

— **TITHE BARN** —
Church Road | Thame | OX9 3AJ



chartered surveyors

TITHE BARN

CHURCH ROAD | THAME | OX9 3AJ

Rarely available, a unique period building measuring approximately 3,764 Sq ft NIA with excellent parking and attractive grounds.

Currently in office use and located just off High Street, the property offers an appealing working environment, but also offers scope for alternative uses, including residential, day nursery or other D1/D2 uses, subject to planning.

A short walk from the town centre cafes, bars, restaurants and shops, and with views to St Mary's Church, Priest End and the Cricket ground.

The property was subject to an extensive refurbishment by the current owners, and features air conditioning, heating, high quality fitted kitchen and WC's, a mix of open plan areas and private offices and meeting rooms.

To Let / May Sell

Rent £47,500 per annum exclusive of VAT





Location

Tithe Barn is situated in the Thame Conservation Area, adjacent to St. Mary's Church and within walking distance of the town centre, and its extensive facilities.

Thame itself is easily accessed from the M40 Motorway at Junctions 6 and 7, approximately 4 miles distant. Aylesbury via the A418 is approximately 10 miles; whilst both Oxford and High Wycombe are both approximately 14 miles.

Thame and Haddenham station is approx. 2.5 miles with regular main line services to London Marylebone (approx. 41 minutes), Oxford and Birmingham.

Description

An enormously appealing Grade II* listed property, dating from the 16th century, measuring approximately 3,764 Sq ft on a Net Internal Area basis, 4,139 Sq ft on a Gross Internal Area basis, offering the highest quality office accommodation, with potential for alternative uses, subject to planning.

The property was converted and refurbished to a high standard by the current owners for their international HQ. This superb building offers open-plan areas on the first floor, and a variety of Meeting Rooms, Private Offices, high quality kitchen and WC facilities and Storage on the ground floor.

There is also extensive private car parking to the rear and a large attractive garden.

The specification includes air-conditioning, data cabling to a server room, central heating to radiators, high quality office fit out and feature light fittings.

Planning

The property is located within the Thame Conservation Area, however it is outside the Town Centre Boundary, AONB and Greenbelt, and it is not at risk of flooding.

The listing details can be viewed via the following link:

[Historic England](#)

Details of planning history for the property can be viewed on the following link:

[Planning History SODC](#)





Accommodation Schedule

	Sq. ft	Sq. m
Meeting Rooms / Offices	718	66.70
Storage Areas	828	76.92
Reception	195	18.12
Kitchen	145	13.47
	1,886	175.21
Offices	1,878	174.47
Total nett internal	3,764	349.68

EPC

The property is exempt from EPC requirements due to being a listed building.

VAT

The property is not elected for VAT.

Local Authority

South Oxfordshire District Council

Retained Land

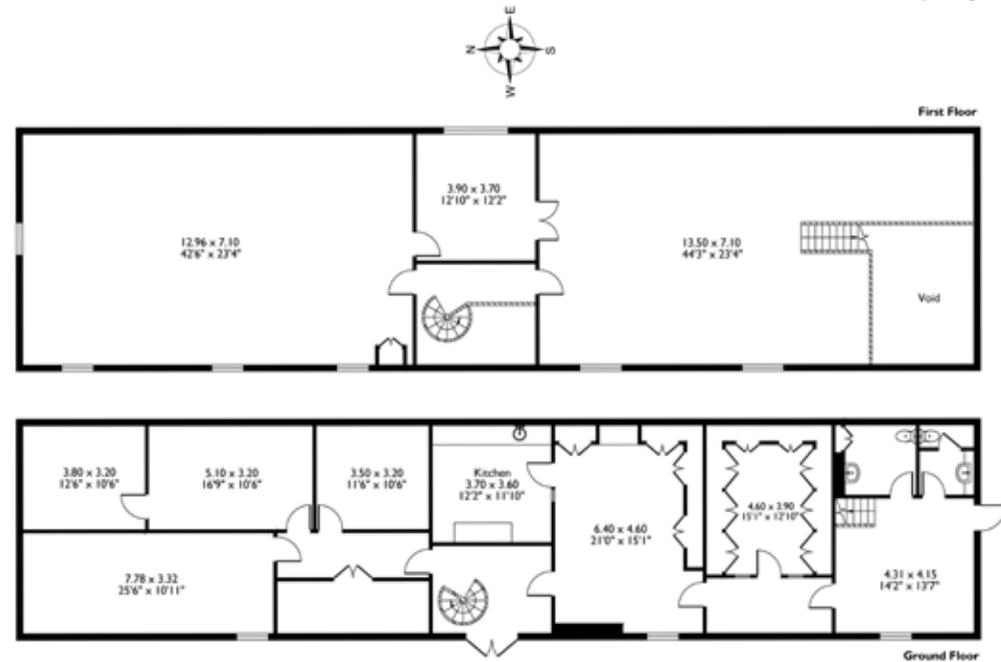
Consideration may be given to a letting of the land between the post and rail fence and Priest End, outlined blue on the Ordnance Survey plan, on terms to be agreed.

Sale Terms and Change of Use

Please contact us for further information.

NOT TO SCALE

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THE TITHE BARN
 Approximate Floor Area
 Office 384.53 sq m - 4139 sq ft
 (Gross Internal Area)
 This plan is for illustration purposes only.



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