



29 & 29a, Upper High Street, Thame - OX9 3EX
Guide Price £725,000





29 & 29a Upper High Street

Thame, Oxfordshire

- Rare mixed-use freehold investment in the heart of the picturesque market town
- Three-bedroom period residence plus established ground floor commercial unit
- Potential combined gross income of approximately £35,300 per annum
- Commercial unit let as a successful nail salon at £12,500 PA until 2034
- Residential accommodation estimated to achieve approximately £1,900 PCM
- Character property with exposed beams, new carpets, and recently fitted kitchen
- Useful cellar with original bread oven and excellent storage space
- Two-storey rear studio offering further development and income potential (STPP)



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



29 & 29a, Upper High Street

Thame, Oxfordshire

A rare mixed-use freehold investment opportunity in the heart of this picturesque market town, comprising a well-presented three-bedroom period home and established ground floor commercial unit.

Generating a potential gross income of approximately £35,300 per annum, the property offers strong long-term investment appeal. The commercial premises is let as a successful nail salon at £12,500 PA on a lease until 2034, while the residential accommodation is estimated to achieve approximately £1,900 PCM.

The characterful pre-1900 residence, not listed, features exposed beams, generous room sizes, new carpets, and a recently fitted kitchen. A cellar with original bread oven provides additional storage space.

Further enhancing the investment potential & appeal is a two-storey rear studio with scope to create an additional income-producing unit, subject to any necessary consents.

A versatile and income-generating asset offering immediate returns and future value-add potential. (Floorplan shows the house only - not the shop)





29A Upper High Street, OX9 3EX

Approximate Gross Internal Area
 Lower Ground Floor = 31.4 sq m / 338 sq ft
 Ground Floor = 46.1 sq m / 496 sq ft
 First Floor = 117.6 sq m / 1266 sq ft
 Total = 195.1 sq m / 2100 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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