



Upper High Street, Thame - OX9 3EX
Guide Price £699,000





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



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)



