

# Lot 5, 3 Cornmarket, Thame, Oxfordshire OX9 3YS

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Investment

- Ground floor let to Gail's Limited on a new 15 year lease until March 2039 (subject to option in 2034)
- Includes a 3 bedroom flat and a 2 bedroom flat on the upper floors
- Flats recently redeveloped and refurbished to a contemporary and modern finish
- Prominent Position in Affluent Market Town
- Nearby occupiers include Waitrose, Sainsbury's, Boots, Costa, Lounges, FatFace and Crew

#### Lot

5

#### Auction

18th September 2025

#### Rent

£110,400 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail, Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

11 miles east of Oxford, 8 miles south west of Aylesbury, 40 miles north west of Central London

#### Roads

M40, A418

#### Rail

Haddenham & Thame Parkway Railway Station

#### Air

London Heathrow Airport

### Situation

Thame is an attractive and affluent market town 11 miles east of Oxford and 8 miles south west of Aylesbury. The property is situated on the north side of Cornmarket in the heart of the town centre with nearby occupiers including Waitrose, Sainsbury's, Boots, Costa, Lounges, FatFace and Crew.

### Tenure

Freehold.

### Description

The property comprises a ground floor Bakery / Coffee Shop together with two self-contained and separately accessed and well appointed flats on the upper floors. The first floor being a 3 bedroom flat and the second floor being a 2 bedroom flat.

Gail's and both residential flats have recently been redeveloped and refurbished to a contemporary and modern finish.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	147.16	(1,584)	GAIL'S LIMITED (CRN: 06055393) t/a Gail's (1)	15 years from 21/03/2024 until 20/03/2039 (2)	£60,000	21/03/2029 21/03/2034
First	3 bedroom flat	94.41	(1,026)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 12 months from 01/12/2024	£26,400	
Second	2 bedroom flat	97.40	(1,048)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 12 months from 01/12/2024	£24,000	
Total Approximate Floor Area		338.50	(3,658)(3)			£110,400	

(1) Gail's is a British bakery and coffee shop chain operating from 170 across the UK. For the year ending 29/02/2024 Gail's Limited (CRN: 06055393) reported a Turnover of £179,050,033, a Pre-Tax Profit of £25,365,625 and a Shareholders Funds of £56,530,200 (NorthRow 22/07/2025).

(2) The lease provides a Tenant option to determine on 21/03/2034 upon serving 6 months prior written notice.

(3) The commercial floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/101880163>).



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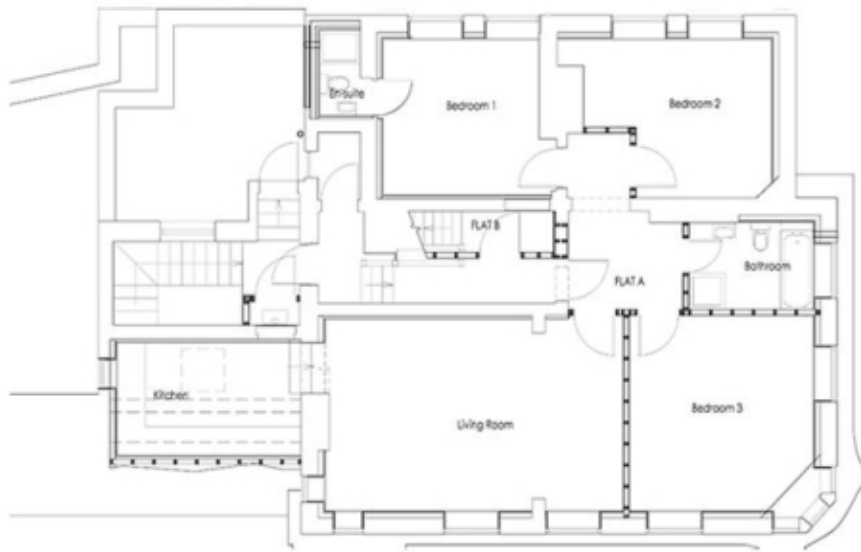
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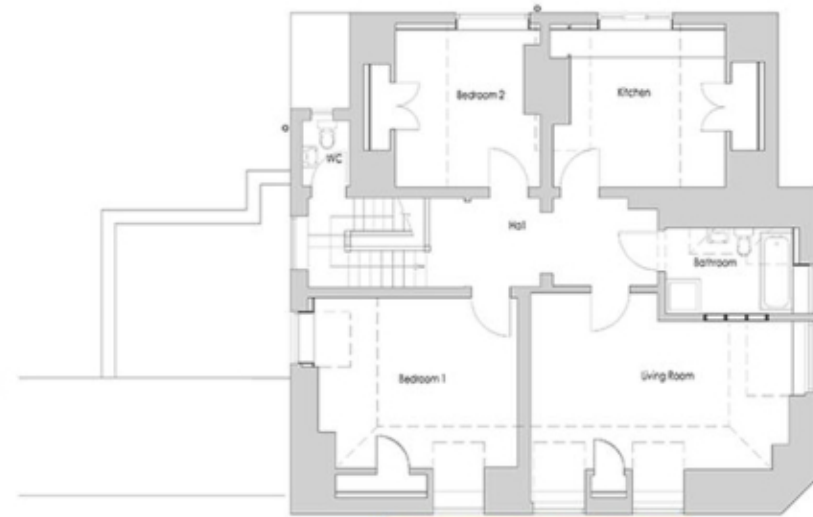


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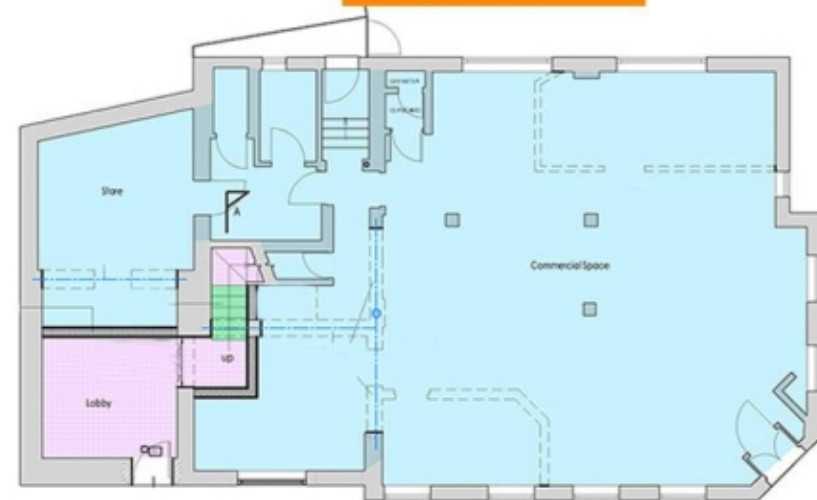
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Flat A, 3 Bed unit Plan



Flat B, 2 Bed unit Plan



Ground Floor Plan



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## Contacts

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2024