





Investment For Sale

**8-9 Rose Court, Olney,
Buckinghamshire, MK46 4BY**

 £470,000 For the Long Leasehold

 2,753 Sq Ft / 255.75 Sq M

 Long Leasehold Investment premises for sale, comprising of ground floor restaurant, with outside courtyard seating area and w.c. facilities. To the first floor there is a kitchen and storage, with offices to the second floor.

 There is 175 years remaining on the long leasehold interest.



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Location

Olney is a small thriving market town located to the very north of the county of Buckinghamshire, approximately 12 miles from Northampton, Bedford and Milton Keynes and is situated on the busy A509. The town centres around the Market Place where a general market is held on a Thursday and a Farmers Market takes place on the first Sunday of every month.

Olney also boasts a significant number of visitors throughout the year attracted to the vast array of specialist shops, restaurants and historic buildings.

Terms & Tenure

The property is for sale on a long leasehold basis at a figure of £470,000 exclusive.

The property is currently let on a 20 year lease, subject to 5 yearly reviews at a rental of £35,000 per annum and trading as The Courtyard Brasserie. The head lessee is required under the head-lease to pay Abbey Mill Homes a sum of £3,000 per annum for the use of the external areas, so effectively the rental income equates to £32,000 per annum.

Accommodation

Ground Floor Restaurant	131.4 sq m	1,414 sq ft
Ground Floor Toilets	8.46 sq m	91 sq ft
First Floor Kitchen	27.77 sq m	299 sq ft
	Plus 10.28 sq m	111 sq ft
First Floor Internal Storage	14.96 sq m	161 sq ft
	Plus 12.73 sq m	137 sq ft
Second Floor Office	15.7 sq m	169 sq ft
Outdoor Display/Seating Area	34.5 sq m	371 sq ft
Total	255.8 sq m	(2,753 sq ft)

For further information
please contact:

Milton Keynes Office
01908 611408

MK16 8EN

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Rates

Rateable Value £33,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

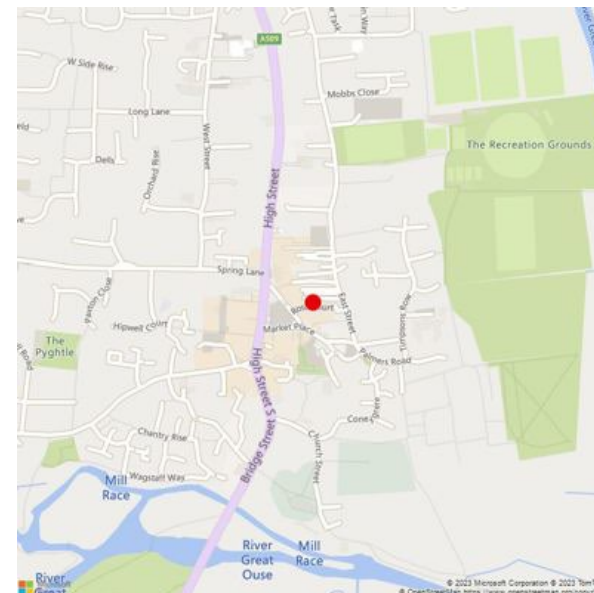
All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

EPC

The EPC rating for the property is 66 - Band C.

Costs

Each party is to be responsible for their own legal costs.



Viewing

Strictly by appointment only please contact:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk