

For further information please contact:

Milton Keynes Office 01908 611408

MK16 8EN

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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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

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

Stimpsons Eves is the trading name of Stimpsons Eves Limited Registered in England & Wales. Company Reg. no; 6512125 whose registered address is Sovereign Court, 230 Upper Fifth Street, Central Milton Keynes, MK9 2HR Note: Messrs. Stimpsons Eves for themselves and for vendors or lessons of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchases or lessees, and do not constitute, nor constitute, part of, an offer or contract;(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Stimpsons Eves has any authority to make or give any representation or warranty whatever in relation to this property.





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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.



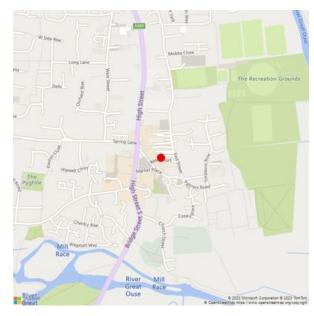
All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.



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



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





Strictly by appointment only please contact:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

