

# Stephen Oakley & Co

Incorporating Howkins & Healy

ESTATE AGENTS · SURVEYORS · VALUERS · PROPERTY MANAGERS & CONSULTANTS

'Drayview', 35 High Street, Olney, Bucks, MK46 4EB Telephone: 01234 711800

Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT, UK. Tel: 020 7467 5330

WEBSITE: [www.stephenoakley.co.uk](http://www.stephenoakley.co.uk) E-MAIL: [sales@stephenoakley.co.uk](mailto:sales@stephenoakley.co.uk)

## **4 DARTMOUTH ROAD OLNEY BUCKINGHAMSHIRE MK46 4BH**



**RENT £12,500.00 PA EXCLUSIVE**



Stephen Oakley & Co for themselves and the Vendors of this property whose agents they are give notice that:-

1. The particulars are set out as a general guide only and do not constitute part of a contract or offer.
2. All descriptions and references are made in good faith but all intending purchasers must satisfy themselves by inspection of their correctness.
3. No person in the employment of Stephen Oakley & Co has any authority to make or give any representation or warranty whatever in relation to this property.
4. All offers for the property are made through Stephen Oakley & Co.

The Guild of  
Master Craftsmen



Certificate of  
Quality & Service

*A RARE OPPORTUNITY TO ACQUIRE A LOCK-UP RETAIL SHOP,  
ENJOYING A PROMINENT FRONTAGE IN THE HEART OF THIS  
SOUGHT-AFTER MARKET TOWN.*

*THE SHOP AREA IS DIVIDED INTO THREE ROOMS AND COMPRISES  
IN TOTAL APPROX 400 SQ FT. IN ADDITION, THERE IS A KITCHEN AREA  
AND A CLOAKROOM/WC.*

*A RUSTIC AMBIENCE FEATURES EXPOSED STONE AND BRICK WALLS  
AND A PERIOD FIREPLACE.*

*FURTHER BENEFITS INCLUDE GAS RADIATOR CENTRAL HEATING.*

***RECEPTION ROOM: 14'3 x 13'2***

*Large window to the front elevation. Period fireplace. Exposed brick and stone walls. Radiator. Various built-in storage cupboards.*



**CENTRAL ROOM: 12'10 x 7'10**

*Window to the side elevation. Exposed brick wall. Radiator.*



**REAR ROOM: 13'3 x 8'3**

*Window to the side elevation. Exposed stonework to wall. Built-in period cabinet with storage below. Radiator.*



**KITCHEN TO THE REAR:**

*Plumbing for washing machine. Work surface. Shelving.*

**CLOAKROOM/WC:**

*Frosted window to the side elevation. White low flush WC. Pedestal wash hand basin. Radiator. Wall-mounted gas boiler.*

**LEASE TERMS:**

*The lease terms are negotiable; however, the landlord requires a new five-year lease. The deposit is equal to two months' rent.*

**RENT:**

*£12,500.00 PA exclusive. The rent is to be paid monthly in advance.*

**AGENT'S NOTE:**

*Whilst we endeavour to make our property particulars accurate and reliable including all measurements, we must inform you that as estate agents we have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.*

*The purchaser is advised to obtain verification from their solicitor or surveyor to their own satisfaction.*

**ALL VIEWINGS STRICTLY BY APPOINTMENT VIA  
STEPHEN OAKLEY & CO (01234) 711800**