

Stephen Oakley & Co

ESTATE AGENTS • SURVEYORS • VALUERS • PROPERTY MANAGERS & CONSULTANTS

'Drayview' 35 High Street Olney Bucks MK46 4EB • Tel: 01234 711800
Mayfair Office: 41-43 Maddox Street London W1S 2PD • Tel: 0207 467 5330
Website: www.stephenoakley.co.uk • Email: sales@stephenoakley.co.uk

SUITE C 25 MARKET PLACE OLNEY BUCKINGHAMSHIRE MK46 4BA



RENT £500 PCM, INCLUSIVE



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

WE ARE DELIGHTED TO OFFER THIS OFFICE SUITE SITUATED ON THE FIRST FLOOR OF ONE OF THE TOWN'S MOST HISTORIC BUILDINGS, ADJACENT TO THE ATTRACTIVE MARKET PLACE IN THE CENTRE OF THE TOWN.

THE RENTAL OF THIS CHARACTER SUITE IS INCLUSIVE OF GAS, ELECTRIC, AND WATER COSTS.

BUSINESS RATES, IF APPLICABLE, WILL BE THE TENANT'S RESPONSIBILITY.

SERVICES INCLUDE GAS RADIATOR CENTRAL HEATING, COMMUNAL WC, AND KITCHEN.

THE SUITE IS AVAILABLE FOR IMMEDIATE OCCUPATION.

OFFICES

400 sq ft (37.14 sq m)

TERMS AND FLEXIBLE TENURE

The premises are available by way of a new 12-month renewable agreement.

COMMERCIAL BUSINESS RATES

Rateable value is £3,650.00 payable at £1,821.35 per annum.

The suite currently benefits from small business relief, which may be 100%, subject to the tenant's status.

COSTS

Each party will be responsible for their own legal costs, if applicable.



AGENTS 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**