

# Stephen Oakley & Co

ESTATE AGENTS • SURVEYORS • VALUERS • PROPERTY MANAGERS & CONSULTANTS

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## **3 WESTON ROAD OLNEY BUCKINGHAMSHIRE MK46 5BD**



**RENT: £9,000 PER ANNUM 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

*AN EXCITING OPPORTUNITY TO ACQUIRE A LEASE ON PRIME  
RETAIL PREMISES, SITUATED IN THE BUSY TOWN CENTRE.*

*THE PREMISES BENEFIT FROM A DOUBLE FRONTED WINDOW  
DISPLAY AND COMPRISE APPROXIMATELY 300 SQ FT,  
WITH ADDITIONAL KITCHEN AND WC FACILITY.*

*AVAILABLE FOR IMMEDIATE OCCUPATION, THE PREMISES  
ALSO BENEFITS FROM THE CLASS E PLANNING USAGE.*







**LEASE TERMS:** *New three-year internal repairing and insuring lease.*

**RENT:** *£750 per calendar month.*

**DEPOSIT:** *£750*

**COMMERCIAL BUSINESS RATES:** *Rateable value is £7,400.00 and rates payable is £3,692.60 per annum. This will qualify for small business relief, subject to the status of the tenant.*

**Please note:** *Electricity, water and commercial business rates, if applicable, will be the tenant's responsibility.*

**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.*

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