

For Sale

32/32A Market Place, Olney, Bucks, MK46 4AJ

 Offers in excess of £500,000 for the Freehold

 Ground Floor - 816 Sq. Ft. (75.81 Sq. M.)

 A rare opportunity to acquire a prominent freehold mixed-use investment property situated in the heart of Olney town centre. This attractive Grade II listed period building comprises a well-established ground floor retail unit currently let to a hairdressers and a spacious three-bedroom residential apartment arranged over the first and second floors – let on a AST.

 The property benefits from a highly visible Market Place position, flexible accommodation and rear courtyard parking. An excellent investment opportunity with strong income potential in a sought-after market town location.





For further information
please contact:

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9 Compton Avenue,
Luton, LU4 9AX

32/32A Market Place, Olney, Buckinghamshire, MK46 4AJ

Location

Located in the heart of Olney town centre, the Property occupies a prominent position on the busy Market Place, benefiting from strong pedestrian footfall. The Property enjoys excellent connectivity via the A509 and M1 Motorway, with convenient access to Milton Keynes, Bedford and the surrounding region.

Terms & Tenure

Freehold investment opportunity, the retail is currently let to a hairdressers on a 15 year lease from 1st December 2021 at a rental of £20,000 per annum. The 3 bedroom apartment is currently let on an AST at a rental of £995 per calendar month.

Accommodation

Retail Area:	130 Sq. Ft.	12.08 Sq. M.
Retail A:	418 Sq. Ft.	38.83 Sq. M.
Retail B:	167 Sq. Ft.	15.51 Sq. M.
Kitchen & Storage:	100 Sq. Ft.	9.29 Sq. M.
Total Area:	816 Sq. Ft.	75.81 Sq. M

EPC

The property has an EPC rating of B for the commercial unit.

Rates

Rateable Value £22,750. 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.

Costs

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

Viewing

Strictly by appointment only please contact:



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