



OLNEY WINE BAR, OLNEY, MK46 4AA

LOCATION

Olney is a thriving and affluent market town on the outskirts of Milton Keynes. Situated 8 miles from J14 of the M1 and roughly 12 miles from the county towns of Northampton and Bedford.

The town is picturesque, full of listed properties that are mainly built of stone with many unique boutiques, surrounding the market square.

The Market Place retains its 18th century character where markets are held every Thursday, with a farmers market on the first Sunday of each month and the "Dickens of a Christmas" held yearly since 1995 at the beginning of December. The famous Olney Pancake race is a yearly event and stems back 500 years.

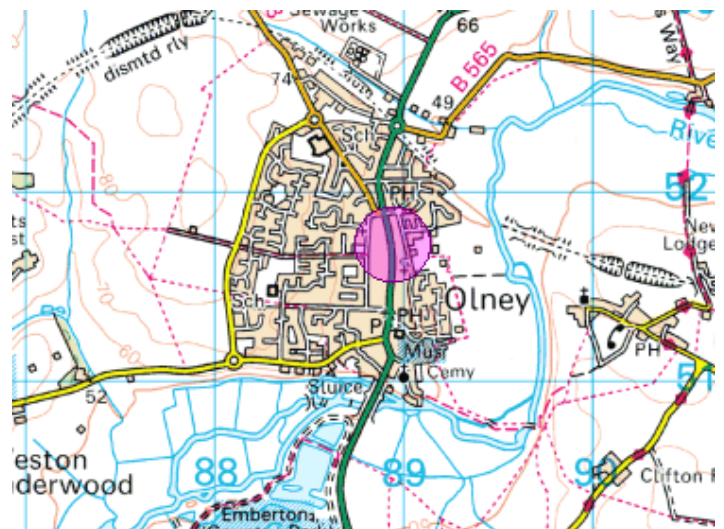
The River Ouse runs through the town, previously helping industry but now there are gorgeous water meadows bordering the Clifton hills, creating a large attractive area for walks and picnics.

Emberton Country Park close by provides 170 acres of fishing, sailing, windsurfing and children's playgrounds with a caravan and camping area.

A range of accommodation is available, as are many restaurants, cafes and pubs.

Olney is packed with unique small boutiques and specialist eateries and restaurants which attract a significant number of visitors throughout the year. These range from stylish boutiques for clothes and shoes to gift shops, jewellery and antique shops.

The premises are located on High Street South adjacent to the Olney Wine Bar which is also owned by the same Landlord and opposite the Swan Inn and Bistro.



PROPERTY

A unique opportunity to purchase the famous Olney Wine Bar. A Grade 2 listed, two storey stone built property under a pitched tiled roof situated within the conservation area of Olney. On the south side of the main building is a 2 storey red brick extension built under a pitched slate roof known locally as the Old Bakehouse.

The Olney Wine Bar is renowned as a live music along with its friendly and welcoming character which makes it ideal for functions of up to 100 people with a very unique feel to it.

The facade is full of character with bay windows either side which lead into a large welcoming reception room and refurbished bar. The front bar caters for 20 to 25 covers with a large log burner.

The bar is open plan leading back to the restaurant and dance floor area at the back which caters for a further 50 -75 people with rear access to a covered area that could be a beer garden with a small smoking area leading out from the restaurant.

The toilets are centrally located between the bar and restaurant.

The bar is light, bright and welcoming with a well laid out plonge area right behind it to cater for smooth streamline service.

There is a compact air conditioned cellar recently installed next to the plonge with easy access from the bar for cellar services/ kegs and extensive wine storage.



The large, spacious and well-equipped commercial kitchen is situated at 1st floor level where a dumb waiter connects directly to the trade area for ease of service. The kitchen is ably supported by a dry store area, large walk-in cold store and central hot cupboards.

There are further rooms situated at 1st floor level which can be accessed through the kitchen or via an external staircase consisting of a smaller kitchen/laundry area and 2 further large rooms and a shower room/toilet.

TENURE – Flexible options

The Freehold is available to purchase with vacant possession or may be considered for letting on flexible terms.

The adjacent property Cross Keys House is also available for sale which would give a marvellous opportunity for a large venue to be created.

ACCOMMODATION

Net Internal:

Ground Floor: 43.11sqm (464sq ft)

First Floor: 39.09sqm (420sq ft)

Second Floor: 37.81sqm (407sq ft)

Total: 119.38sqm (1285sq ft)

COSTS

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

VAT

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

VIEWING

Strictly by appointment only please contact:
The Marks Group
Tel: 01234 71 51 71

EVENTS

Whether you're celebrating a birthday, christening, wedding or just celebrating with friends or entertaining clients, Olney wine bar provides an excellent venue for all occasions.

