



CROSS KEYS HOUSE, 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.

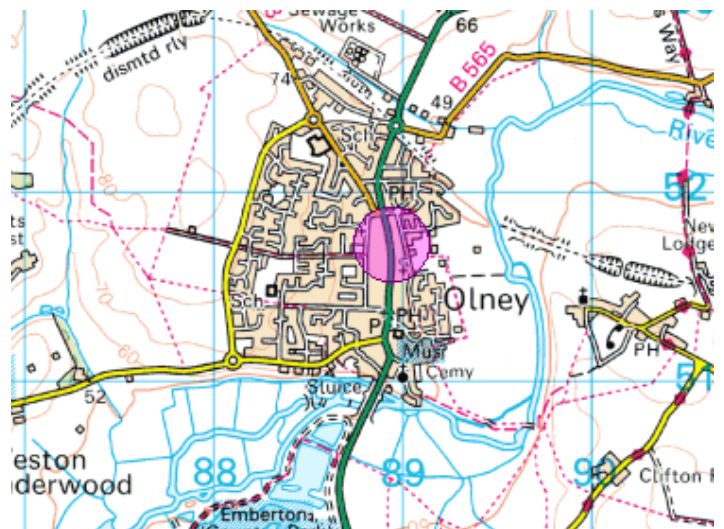
The River Ouse runs through the town, previously helping industry but now there are gorgeous water meadows bordering the Clifton hills, creating a large attractive area for walks and picnics.

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.



TENURE – Flexible options

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

The adjacent property Olney Wine Bar 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

