



THE OLD MALTINGS | 102A HIGH STREET | OLNEY | BUCKS MK46 4BE

Character Office Premises TO LET

1,004 – 2,609 sq ft / 93.27 – 242.38 m²

- Grade II Listed period office property
- First floor office accommodation
- Predominantly open-plan with meeting room
- Original features retained, exposed beams & stonework
- Free on-street parking
- 5 minutes walk from Olney Market Place



Location

The Old Maltings is located in the heart of Olney's central business district and only a short walk to the Market Place where local amenities include Nationwide Building Society, Post Office, Costa Coffee and Tesco Express. A brand new Sainsbury's and Argos has also recently opened on the edge of the Town. Neighbouring facilities include a convenience store and sandwich shop.

Description

The available space comprises the entire first floor of a two-storey character property fronting onto Olney High Street. The accommodation is provided over three distinctive rooms with sole WC and kitchen facilities located to the rear of the property. The historical character of the property has retained to include original stonework and exposed timber beams.

Specification

- ✓ High Street entrance
- ✓ On street parking
- ✓ IT / data network in-situ (not tested)
- ✓ Immediately available
- ✓ Internal repair only (no service charge)

Terms & Tenure

The property is available by means of a new internal repairing and insuring lease for a term to be agreed.

Energy Performance Certificate

The property is listed and an EPC is not required.

Rent

Front office: £18,000 pa
Rear office: £14,000 pa
Combined: £30,000 pa

Rent is payable quarterly in advance.

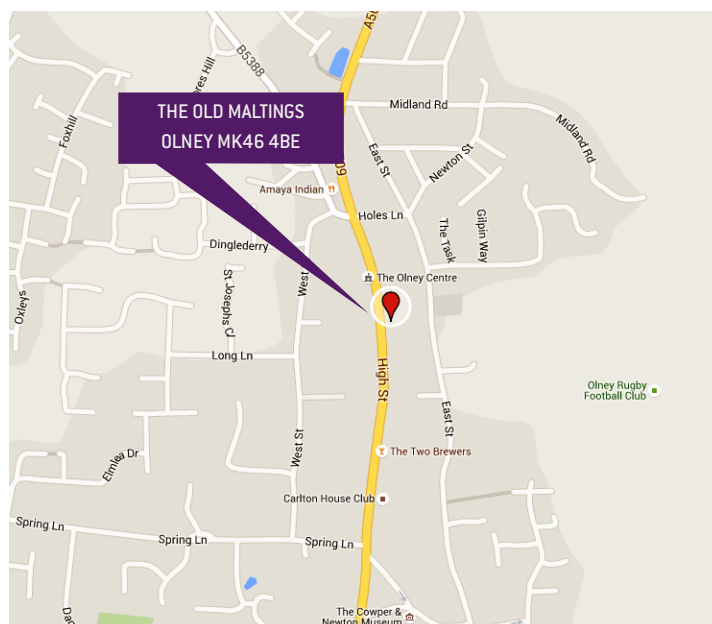
Business Rates

Property Address	Rateable Value 2017	Estimated Rates payable 2019/20
First Floor Front	£10,500	Zero*
First Floor Rear	TBA	TBA

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).
* Subject to qualification for small rate relief.

VAT

We are advised VAT is not charged on the rent.



Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
Front office	93.27 m ²	1,004 sq ft
Rear office	149.1 m ²	1,605 sq ft
COMBINED TOTAL	242.38 m ²	2,609 sq ft

Viewing and further information:

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