



Range of buildings freehold for sale

Oundle Rd, Polebrook, Oundle, PE8 5LQ

**Freehold cafe and retail units for
sale with vacant Possession**

Guide Price £1,000,000

10,000 sq ft
(929.03 sq m)

- Potential rental income circa £100,000 per annum
- Offers in the region of £1,000,000
- Large open planned units
- Retail, meeting, storage and workshop space
- Benefits from adjoining Olive Grove Garden Centre

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Summary

Available Size	10,000 sq ft
Price	Offers in the region of £1,000,000
Business Rates	To be assessed when split with the whole site
Car Parking	On site parking for the Units
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Offered for sale on a 0.7 acre site are 2 retail units and a cafe that adjoin The Olive Grove, a garden centre which specialises in the sale of Olive Trees and holds the largest selection in the UK. For prospective owners being alongside this already established and thriving business will be a great opportunity.

Location

Located on Oundle Road in Polebrook on a 0.7 Acre working site approximately 1 mile to the South East of the quaint market town of Oundle

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Building - A range of buildings for sale	10,000	929.03	-	Available
Total	10,000	929.03		

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

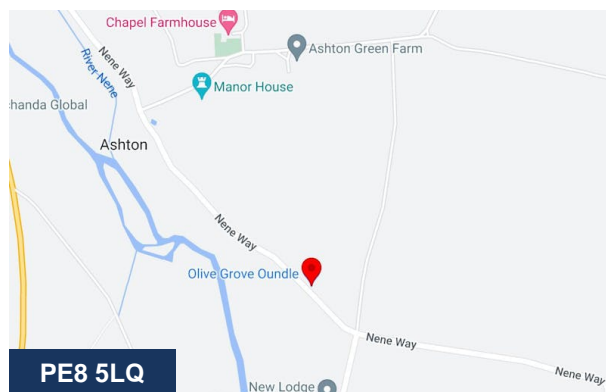
For sale freehold with vacant possession, offers in the region of £1,000,000. There will be a Service charge agreement with the adjoining Olive Grove for shared facilities.

Services

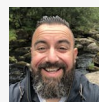
Mains water and electric are connected to the property, gas is via LPG and drainage via septic tank. These services have not been inspected or tested by the agent.

Service charges

We are led to believe that a service charge will be applied towards the upkeep and maintenance of the communal carpark.



Viewing & Further Information



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