



TO LET

16 CHURCH STREET, OSWESTRY, SHROPSHIRE. SY11 2SP

* Prime, town centre ground floor retail premises/former Amusement Arcade in popular Church Street, between 1005 sq.ft. up to approx. 1137 sq.ft.

- Contact Oswestry Office
01691 659659
oswestry@celtrowlands.com

LOCATION

Oswestry is Shropshire's third largest town and these premises and situated in a town centre position fronting arguably the best shopping thoroughfare, Church Street, which has a mix of national and local retailers, for example Boots, Greggs, Costa, W H Smiths, Natwest Bank, HSBC, The Grape Tree health Foods, Subway, Barclays and Prezzo restaurant.

DESCRIPTION

A ground floor lock up shop with the following accommodation:-

Internal Width	17'2" / 5.23m
Current Shop Depth	40'6" / 12.31m
Built Depth	74'0" / 22.52m

There are two possible options, (subject to agreement and compliance with statutory regulations), as to the approximate amount of retail space which could be offered.

Option One

This is the current configuration, and comprises:-

Sales Area	684 sq.ft. / 63.55 m.sq.
Offices/Stores	321 sq.ft. / 29.83 m.sq.

Total Commercial Area 1,005 sq.ft. / 93.38 m.sq.

Option Two

This involves an 'opening up' of the premises to create a greater sales area.

Sales Area	985 sq.ft. / 91.05 m.sq.
Stores	152 sq.ft. / 14.15 m.sq.

Total Commercial Area 1,137 sq.ft. / 105.65 m.sq.

Potential Upper Floor Additional Space

The upper floors are currently accessed separately from the side of the building, but access can be arranged from the interior also if required, and this is to both first and second floor office space, currently comprising 1,227 sq.ft./113.99 m.sq., which is broken

up into a variety of separate suites, some of which are currently occupied by businesses. If an interested party requires further information, please enquire further of the agents.

All of the above floor areas are approximate.

RENT AND LEASE TERMS

A rent of £15,000 p.a. is asked, on an internal repairing and insuring lease basis.

The ingoing tenant is asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

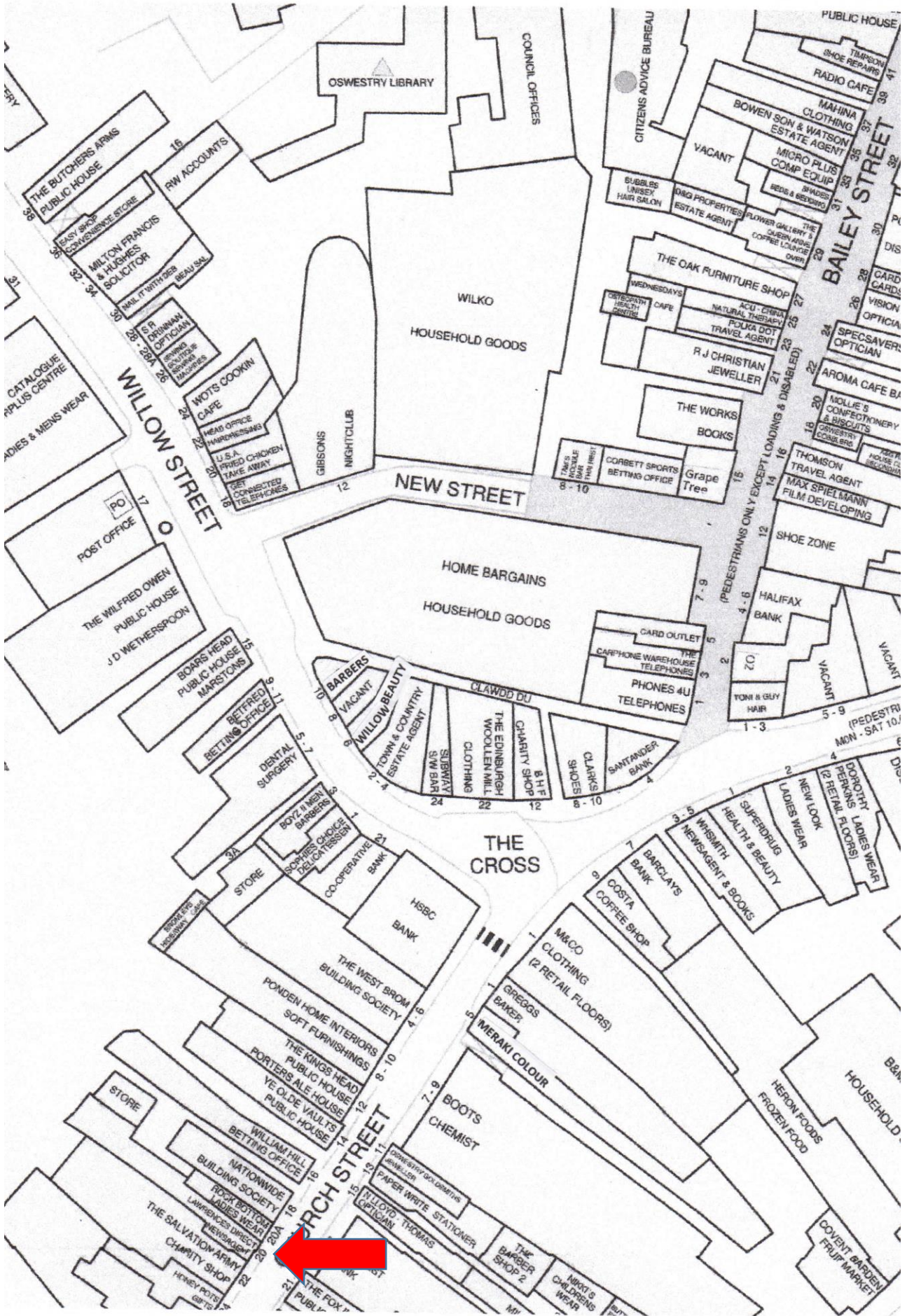
BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £17,500. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789002) to establish the current rates payable.

EPC

We understand that an EPC is not required because the property is a Listed building.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



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