



TO LET

5 LEG STREET, OSWESTRY, SHROPSHIRE. SY11 2NL

- Prominent and well positioned town centre premises, amounting to 810 sq.ft./75.25 m.sq. over three floors.
- Well fitted out to a nice standard. Suitable for a variety of businesses.
- A new lease and an affordable rental.
- **VIEWING:** Contact Oswestry Office: 01691 659659
oswestry@celtrowlands.com

LOCATION

Situated in Shropshire's third largest town with a former borough population in excess of 30,000 and a catchment substantially in excess of this.

These premises are in Leg Street, at the foot of Albion Hill.

THE PREMISES

The premises are a traditional retail building, arranged as follows:-

Ground Floor

Plate glass shop window with central door.

Front Internal Width	4.32m
Shop Depth	8.81m

Main Sales Area, open plan with light and attractive staircase leading to the first floor, well fitted wc and kitchen/staff room.

Total floor area (of which front sales are 305 sq.ft./28.73 m.sq.) – 352 sq.ft./33.14 m.sq.

First Floor

Attractively decorated staircase and landing leading to further potential trading area

149 sq.ft./13.83 m.sq.

Second Floor

Having consulting room and office –

304 sq.ft./28.28 m.sq.

Total Net Internal Floor Area Approximately

810 sq.ft./75.25 m.sq.

RENT AND LEASE TERMS

A rent of £6,000 p.a. (£500 pcm) exclusive on an internal repairing and insuring lease for a term of years to be agreed, with the ingoing tenant being asked to contribute towards 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 estimated Rateable Value is £5,300. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789003) to establish the current rates payable, as we believe concessions may apply.

EPC

Rating 'D – 95'.

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