



## TO LET

### 1 OSWALD ROAD, OSWESTRY. SY11 1RB

- Prominent town centre position, diagonally opposite Iceland Frozen Foods.
- Various amounts of floor space, or the whole building as one letting, from approximately 551 sq.ft. to 3731 sq.ft. Exclusion parking provision.
- VIEWING: Celt Rowlands & Co. 01691 659659.

## LOCATION

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Prezzo, Home Bargains, Costa, Greggs and many more.

These premises are situated in a highly prominent position on Oswald Road, and on the junction of the turning to Sainsbury's Supermarket.

## DESCRIPTION

A range of options to take part or the whole of the building as follows:-

### Front Training/Showroom

Plate glass display, accessed off **reception Area** 51.17m.sq. / 551 sq.ft.

**Reception Area** with entrance door to front, leading into other office space. Whilst this maybe regarded as a communal area, there maybe opportunities to lease it as a whole.

26.51 m.sq. / 285 sq.ft.

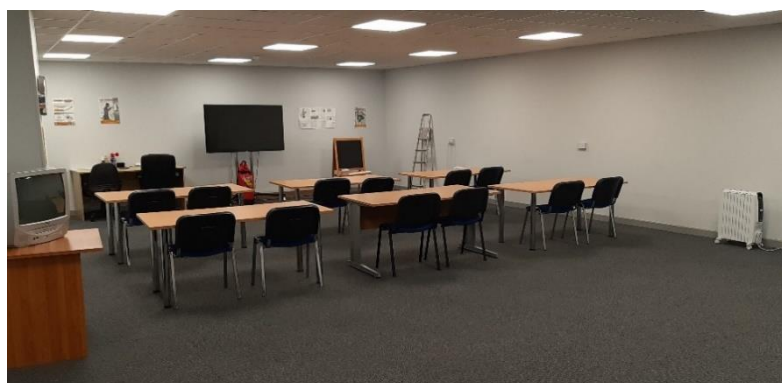
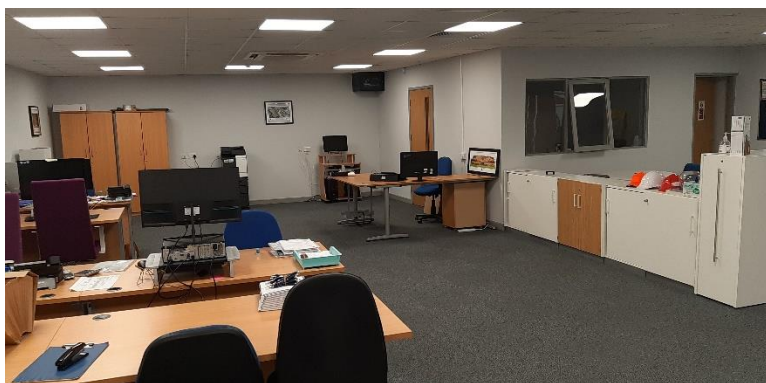


### Main Open Plan Office Space

135.93 m.sq. / 1,463 sq.ft.

### Training/Office Space

96.66 m.sq. / 1,040 sq.ft.



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## Storage Room

32.72 m.sq. / 352

**Rear Reception/Utility** Whilst this might be regarded as communal, there may be opportunity to lease the whole.

24.04 m.sq. / 259 sq.ft.

## Whole Building Approximately

**346.61 m.sq. / 3,731 sq.ft.**

Note that all of the accommodation is offered, in our opinion, to a high standard, to include recently refurbished space, carpeting, plastered and painted walls, suspended ceilings with recessed lighting, perimeter trunking for electrics and telecommunications, and all of the above space have the facility of separate **Ladies and Gents WCs** and **Kitchen Areas**.

## Externally

With vehicular access off Beatrice Street to the rear, there is secure and gated parking for 15 vehicles, with direct pedestrian access into the building.



## TERMS OF OFFER

Rent on application, and on new lease terms to be agreed. The ingoing tenant is asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

Consideration may be given to a sale of the freehold, subject to the owner's company relocating their business, which is currently based at the building. . .

## BUSINESS RATES

The building has rateable values of: 1A Oswald Road: 9,600. 1B Oswald Road: £7,500. Interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

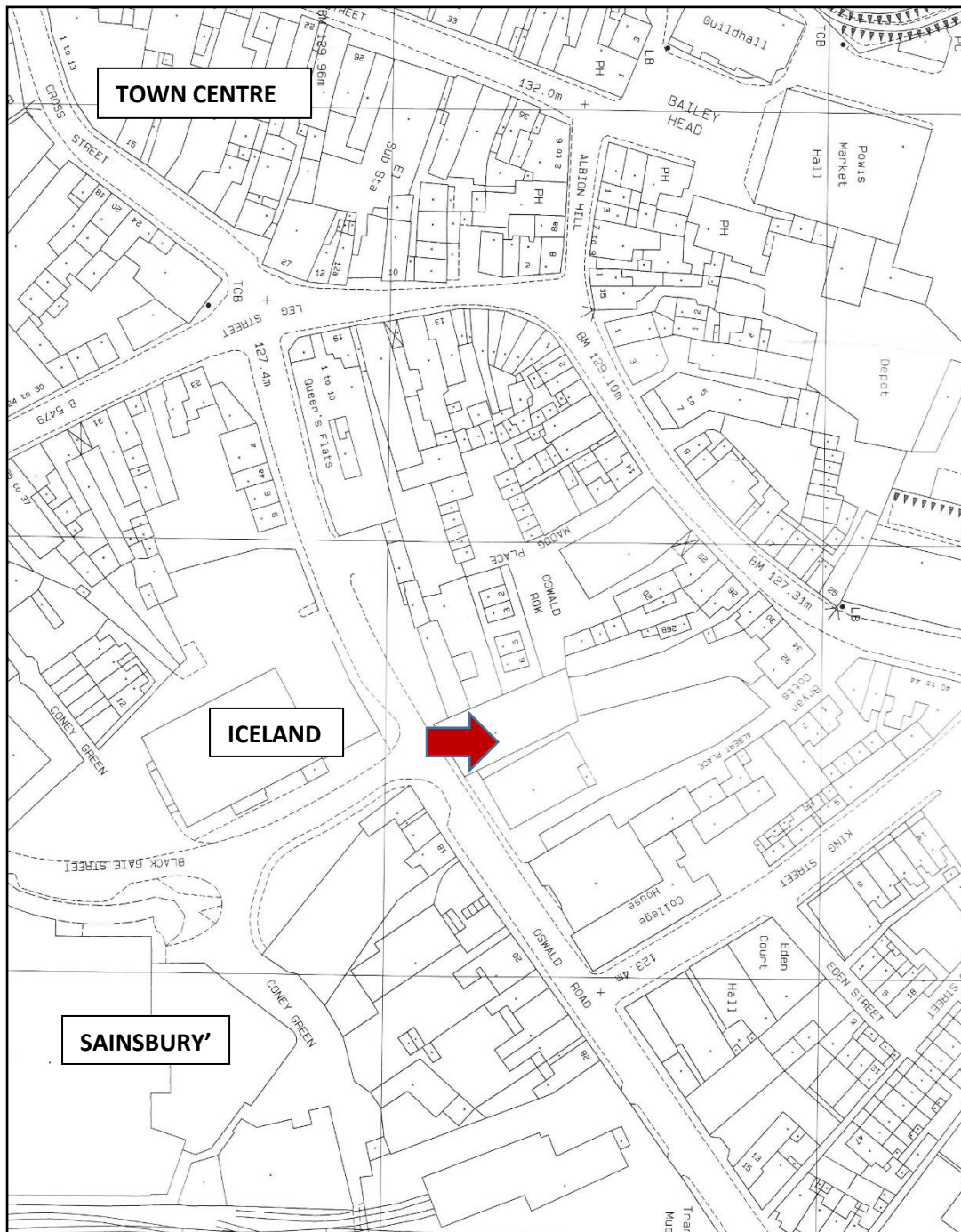
## EPC RATING

The building has an EPC rating of 'C'.

## VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

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**For identification purposes only. Not to scale.**

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