



TO LET – DUE TO RELOCATION OF EXISTING BUSINESS 11 ALBION HILL, OSWESTRY. SY11 1QA

- Prominent, busy town centre trading position, with view along main road in central Oswestry. Well located to command sales throughout Mid and North Wales and the Border Counties.
- Retail premises of 656 sq.ft. Approx.
- Ideal for a variety of trades/businesses. Current business is relocating.
- **CONFIDENTIAL VIEWINGS ONLY:** Via 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.

These premises are prominently situated at the foot of Albion Hill, at the junction with Leg Street, and amongst a variety of other retailers.

DESCRIPTION

Ground floor lock up shop (with small first floor area), with the following accommodation:-

Front internal width, 4.26m/14', with plate glass display.

Shop depth of 7.83m/25'9", with sales area which can be easily extended to include some of the current ancillary.

Current Sales	25.65 m.sq./276 sq.ft.
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Possible Sales/Current Ancillary (stairs to first floor)	7.31 m.sq. / 79 sq.ft.
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Further Possible Sales/Current Ancillary	6.77 m.sq. / 73 sq.ft.
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Total Possible Sales Therefore Approximately	<hr/> 39.77 m.sq. / 428 sq.ft.
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WC and Kitchenette

Ancillary Space in two areas	16.69 m.sq. / 180 sq.ft.
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Side pedestrian door.

First Floor Office	4.49 m.sq. / 48 sq.ft.
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Total Commercial Space Net Internal Approximately	<hr/> 60.95 m.sq. / 656 sq.ft.
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RENT AND LEASE TERMS

The premises are offered to let at a rent in the region of £10,000 p.a. with the term of years to be agreed on internal repairing and insuring basis, with the ingoing tenant being asked to discharged the landlord's reasonable legal costs in connection with the granting of the lease.



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

BUSINESS RATES

The building has a rateable value of £5,700, and 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 -

Rating 'D'.



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