



TO LET

14a AND 14b SALOP ROAD, OSWESTRY, SHROPSHIRE. SY11 2NU

- Ground and first floor space, which can be taken separately or together. Ground Floor: 1,481 sq.ft. First Floor: 1,001 sq.ft., both with one exclusive car parking space. Total net 2,482 sq.ft. approx.
- Potential for alternative uses, subject to permissions.
- Convenient town centre location close to Sainsburys, and a number of established office based companies, including the NFU.
- VIEWING: Celt Rowlands & Co. 01691 659659 or Savills – 01952 239515.

LOCATION

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000. The town population of approximately 17,500, and 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, Popundland, Prezzo, Home Bargains, Costa, Greggs, McKays and many others.

There are a range of employers such as British Telecom, Practice Plan and a multitude of other companies. A number of national retailers and banks are based within the town centre.

These premises are prominently situated close to the absolute town centre on Salop Road, between the NFU and other office companies, and approximately 100m from Sainsbury's and its parking. A second town centre car park (400 spaces) is located opposite the property.

DESCRIPTION

14a SALOP ROAD, OSWESTRY – GROUND FLOOR

A ground floor commercial building, last used for offices, but potentially also suitable for alternative uses subject to permissions, with front entrance off Salop Road, and rear entrances off the car park serving this block of property, off the Sainsbury's feeder road.

Entrance door leading to **Main Office Space** with carpeting, both perimeter, skirting and floor trunking, suspended ceiling with recessed lighting, front dome style window and rear heavily glazed conservatory area.

Main Office	119.77 m.sq.
Front Side Office and Rear Storage/Potential Office	25.59 m.sq.
Kitchen	-
Ladies and Gents WCs	-
Total Net Internal Floor Area Approximately	137.59 m.sq. / 1,481 sq.ft.



Outside and Parking

There are two exclusive car parking spaces in the landscaped parking area to the rear of the building, accessed off the Sainsbury's car park feeder road.

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

14b SALOP ROAD, OSWESTRY – FIRST FLOOR

This space has most recently been used as offices, but past uses include restaurant and café.

A **Wide Customer Entranceway** to the front, off Salop Road, leading to the first floor space.

Good Sized Entrance with Cloaks Area.

First Floor Offices with suspended ceiling, recessed lighting, carpeting and at one end of the main office space, a discretely situated **Kitchenette**.

Main Office Space including kitchen 92.97 m.sq. / 1,001 sq.ft.

Ladies Cloakroom with 2No. WCs and wash basins -

Gents Cloakroom with 2No. WCs and wash basins -



Outside and Parking

There are two exclusive car parking space in the landscaped parking area to the rear of the building, accessed off the Sainsbury's car park feeder road.

RENT AND LEASE TERMS

These premises are available to let on an effectively full repairing and insuring basis, by way of a service charge, with the ingoing tenant being asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

12a Salop Road: £7,000 p.a. region

14 Salop Road: £9,000 p.a. region

SERVICE CHARGE AND INSURANCE

Current service charge and insurance payable for 21/22

14a Salop Road: S/C - £209.63 pcm Ins - £480.85 p.a.

14b Salop Road: S/C - £140.36 pcm Ins - £322.00 p.a.

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VAT

VAT is payable on the rent and service charge.

BUSINESS RATES

We believe the following rateable values apply, but 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.

14a Salop Road:	£4,700 RV
14b Salop Road:	£8,500 RV

EPC RATINGS

14a Salop Road:	To be reassessed
14b Salop Road:	To be reassessed

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com, and Savills – 01952 239515

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