



## TO LET

### 'SALOP HOUSE', 13 SALOP ROAD, OSWESTRY, SHROPSHIRE. SY11 2NR

- Highly prominent and prestigious office building with a range of recently decorated and refurbished office space.
- Central position in Oswestry's main professional office road. Car parking available on site.
- **VIEWING - Contact Oswestry Office: 01691 659659 [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)**

## LOCATION

Oswestry, Shropshire's third largest town with a former Borough population of approximately 33,000. A strong and friendly community, the town has an excellent range of food stores, operating banks, good range of national retailers as well as a wealth of specialist shops of good quality.

The town sits on the highly important A5 trunk route (Shrewsbury and Chester/Wrexham), between Holyhead and Felixstowe/South East.

These premises front the main arterial route into the town, Salop Road, and are centrally positioned within this main professional office area. The town's major car park (400 spaces) and Sainsburys, with its substantial car park, are also within a minute's normal walking time.

## DESCRIPTION

A Georgian building now used for offices, which is being refurbished and redecorated by the owners for the purpose of letting. The building is Listed and within the Conservation Area, so that the offices at the front have their original windows, and are double glazed at the rear. The offices are carpeted in the main, and are heated by a system of radiators. Toilet and kitchen facilities are provided.

The following office suites are available and can be taken individually, in groups or as a whole.

### Ground Floor – Suite One

Office Space in Two Rooms	29.68 m.sq.
Storage Room with potential for upgrading to office	6.81 m.sq.
Net Internal Area	<hr/> 36.49 m.sq. / 393 sq.ft.

### First Floor – Suite Two

Office space in five rooms, one of which has a kitchen facility	80.38 m.sq.
Storage, the majority of which can be upgraded for office use	11.92 m.sq.
Net Internal Area	<hr/> 92.28 m.sq. / 993 sq.ft.

### First Floor – Suite Three

Prestigious office room overlooking Salop Road and adjoining communal kitchen and wc facility.

Net Internal Area	<hr/> 20.72 m.sq. / 223 sq.ft.
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### Second Floor – Suite Four

Individual room overlooking Salop Road, including small storage element.

Net Internal Area	<hr/> 17.47 m.sq. / 188 sq.ft.
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## Second Floor – Suite Five

Office space in two rooms	27.78 m.sq.
Storage room which could be upgraded to office standard	13.17 m.sq.
Net Internal Floor Area	<hr/> 40.95 m.sq. / 441 sq.ft.
<b>Total Net Internal Floor Area of All Space Approximately</b>	<hr/> <b>207.91 m.sq. / 2,238 sq.ft.</b>



## Car Parking

There is a good parking provision for this building to include the capability for visitors. The smaller suites will have the possibility of at least 1 space each, and larger suites can be offered larger numbers of spaces. Please enquire further. Car parking spaces are charged at the rate of £300 per annum, per space.

## RENT AND LEASE TERMS

The various suites are offered to let, and interested parties must enquire to the agents as to the level of rental for each suite or combinations of suites. A service charge to include consumption of all communal items, heating and lighting, electrical consumption for the individual suites will apply. Further information on request.

## VAT

## BUSINESS RATES

Individual suites will have a responsibility for business rates, but it is highly likely that the rateable values attributable will attract concessions, and in many cases there will be zero rates payable. Interested parties should discuss this aspect with the agents and a guide as to rateable value will be given. Further enquiries will then need to be made to Shropshire Council Business Rates – 0345 6789003.

## EPC

The current rating is 'E', but the property might need to be reassessed following the completed refurbishment.

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