



TO LET

CAMBRIAN SURGERY, THOMAS SAVIN ROAD, OFF GONOWEN ROAD, OSWESTRY, SHROPSHIRE. SY11 1GA

- Adjoining the main surgery, this former Ambulance Station/office could be suitable for a variety of uses, including those associated or similar to the main medical use, being clinic, offices, other business uses requiring a clean, modern environment (subject to permissions).
- Net internal space approximately 550 sq.ft., with 2 car parking space.
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

A highly accessible location on the edge of Oswestry town centre, adjoining the Cambrian Surgery , with its Pharmacy, offices occupied by Practice Plan, Cambrian Antiques, The Carriages and the Fantastic Fun House. Nearby public car parking and the Oswestry Heritage Railway.

DESCRIPTION

A ground floor unit/office suite, which could be suitable for a variety of uses, subject to the necessary permissions.

The frontage, being a fully glazed, metal anodised framed double door leads into:-

Sizeable Front Open Plan Area with front internal width of 6.03m.

Complete depth: 12.09m

This space could, subject to landlord's permission be varied to increase or even decrease the amount of usable area by removal of some stud partitioned walling where necessary, but it currently comprises:-



Open Plan Workspace with sink area, shower, 2No. WCs with wash basins, sluice and cloakroom area, wide corridor and storage space with potential to convert to offices or other forms of space. Three phase electricity. Electric wall heaters.

Total net internal area approximately

550 sq.ft. / 51.10 m.sq.

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This area could be varied dependent upon whether an interested party wishes to alter the internal stud walling or not, subject to landlord's permissions and any necessary statutory permissions.

Externally

The space is visible from much of the entranceway along Thomas Savin Road, and the public highway has the benefit of two allocated car parking spaces at the front.

Services

It is understood that the space has the benefit of three phase electricity, water and foul drainage.

RENT AND LEASE TERMS

Interested parties should enquire to the agents for a guide on rental and lease terms. The ingoing tenant is asked to contribute towards the landlord's legal costs.

VAT

VAT is payable on the asking rent.

BUSINESS RATES

We are waiting for rating assessment information.

EPC RATING

Rating 'E'.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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