



TO LET OR FOR SALE ON LONG LEASEHOLD BASIS GROUND FLOOR AT THE QUEENS BUILDING, OSWALD ROAD, OSWESTRY, SHROPSHIRE. SY11 1RB

- Ground floor space of 1,677 sq.ft. with extensive ancillary accommodation, located in a central position, near the junction with Oswald Road and Leg Street.
- Suitable for a variety of retail and other commercial uses, if necessary, subject to statutory permissions.
- 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, McKays and many others.

These premises are situated, as shown on the attached traders plan, in a prominent position close to the traffic lights and junction with Leg Street, on Oswald Road. Iceland Frozen Foods are situated diagonally opposite, and the space on offer adjoins the Qube Gallery.

DESCRIPTION

The unit has the following accommodation:-

Main Ground Floor Commercial Area formerly a youth café/bar, with window frontages and two customer doorways to Oswald Road, and rear doorway previously used as a customer entrance.

Ground Floor net internal area approximately 1,677 sq.ft./ 155.84 m.sq.

The above comprises interesting space, with a certain amount of period features and fitting out for bar/café use, including carpeted flooring, plastered and painted walls.

Cellarage/Basement, comprising two substantial area, one situated behind ground floor bar and the other being separate, offering extensive WCs, a disabled capability WC, cloakroom and showers.



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

TERMS OF OFFER

The premises are offered to let on a full repairing and insuring lease for a term of years to be agreed. Alternatively the space can be purchased on a long leasehold basis (akin to freehold) at a substantially reduced rental level.

Asking rents and further information from the agents.

In both cases, repairing and communal liabilities would be dealt with by way of a service charge provision in the lease. The incoming tenant is asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

BUSINESS RATES

We have been advised by the landlord that there are currently no rates payable on the building due to their listed building status. Interested parties should confirm, this situation also.

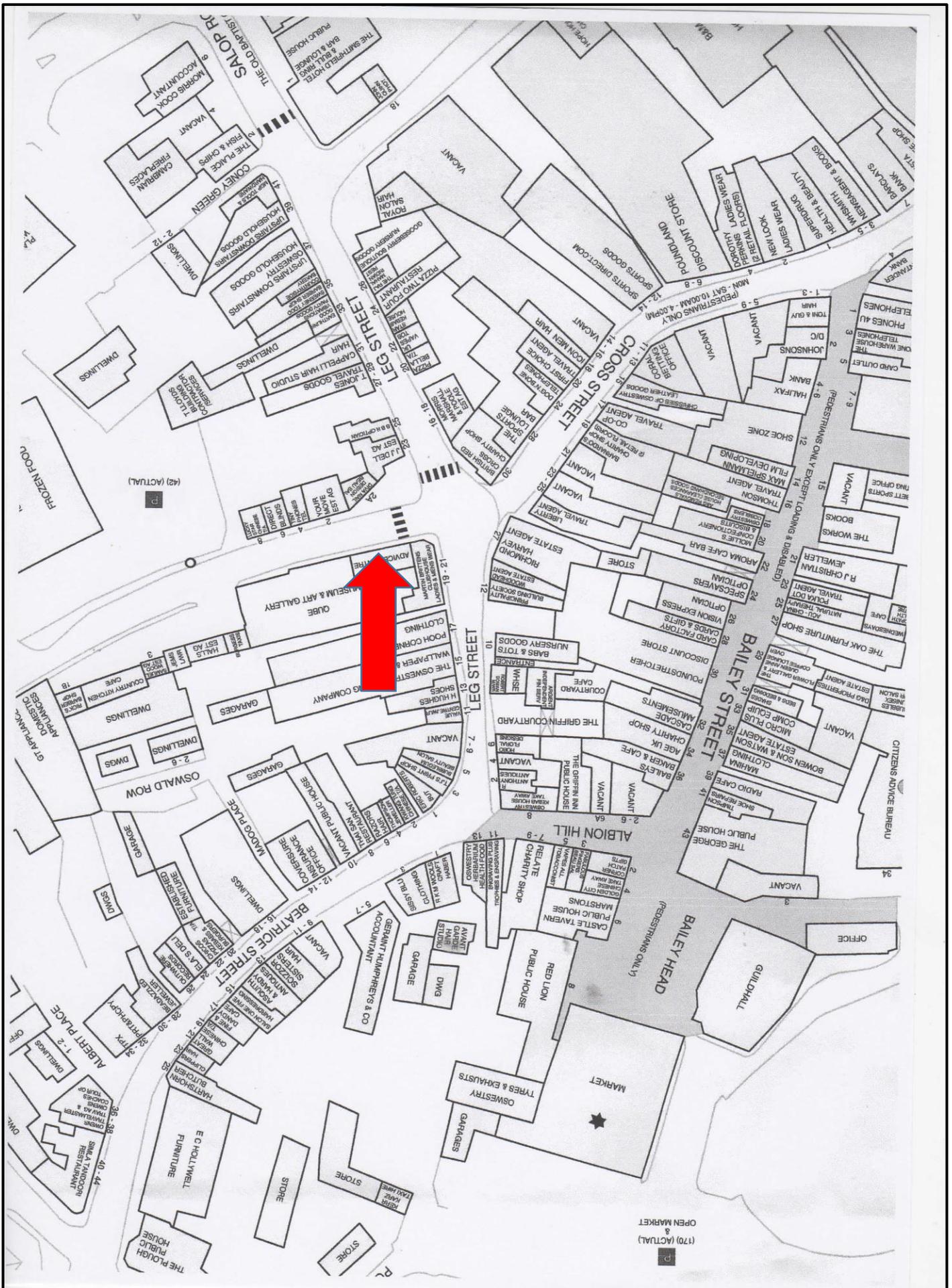
EPC RATING

Rating 'C'.

VIEWING

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

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



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