



TO LET

13, ENGLISH WALLS, OSWESTRY, SHROPSHIRE, SY11 2PA

- Exceptionally well located and spacious retail unit with offices/ancillary to the first floor.
- Attractive period building with flexible internal space
- Potential for a variety of uses including retail, offices, clinic, subject to permissions.
- **VIEWING:** Celt Rowlands & Co. 01691 659659.
- **Sub Agents – Forge Property Consultants.**

LOCATION

13, English Walls occupies one of the most prominent and prime pitches in the town of Oswestry, being prominently located opposite Central Car Park (483 spaces plus 24 accessible spaces), close to M&S Food and next to Old Chapel Court which is a busy pedestrian route with boutique shops, connecting English Walls to Church Street.

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, and most banks still operating. Excellent location on the A5, giving it fast access to the motorway network, Manchester, Liverpool and Birmingham.

A historic town with a vibrant town centre. Oswestry is also set in beautiful Shropshire Borderland countryside and offers many attractions and advantages. These premises are situated in a quiet, secluded position, but set off the prime part of Church Street in the town centre. Vehicular access off Church Street via an archway, opposite the popular Festival Square, now known for its cafes/bars with outside seating.

What3Words ///secretly.fraction.keyboards

DESCRIPTION

13 English Walls is an attractive and spacious traditionally built property with retail/ancillary to the ground floor and very spacious offices/ancillary to the first floor. It has most recently been occupied as a shoe shop and it was previously an Estate Agents office, it lends itself to a variety of uses including retail, offices, clinic and may appeal to professional advisory businesses as well as traditional retail uses.

Car parking is conveniently available in Central Car Park which is a pay and display car park opposite the property.

ACCOMMODATION

Ground Floor

Entrance into small foyer with a ramp providing access to the retail area.

Retail

(3.909m x 5.279 m max.) principal retail area with shop window fronting English Walls with carpeted floor, central heating radiator and some racking.

(12.302m x 2.089m) to the left side there is a corridor towards the rear of the building which can be used as an additional retail display area.

(2.244m x 4.033m max.) secondary retail area.

Office (3.569m x 2.161m) to the rear of the unit is a manager's office or small break out area.

Ladies WC (1.983m x 1.262m) and **Gents WC** (1.977m x 1.25m)

Kitchen (2.007m x 1.822m) this provides some cupboard storage, steel sink.



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

First Floor

Room 1 (3.325m x 4.929m)- office room located to the front of the building

Room 2 (4.875m x 3.108m max)- office room located to the front of the building

Room 3 (5.572m x 2.79m max)- office/store room located to the centre of the building

Room 4 (4.016m x 2.497m)- office/store room located to the centre of the building

Room 5 (5.194m x 2.795m max)- office/store room located to the centre of the building

Room 6 (5.532m max x 2.48m)- office/store room located to the centre of the building



Outside

Access is directly from English Walls; there is a fire escape to the rear.



SERVICES

We understand mains water; electricity, gas and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies. A fire alarm is installed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating D.

BUSINESS RATES

According to the Valuation Office Agency website, the property's listing from 1 April 2026 is as follows:

Description: Ground floor retail and first floor storage

Rateables Value: £10,750 (small business rate relief will apply)

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LOCAL AUTHORITY

Shropshire Council

GUIDE PRICE

£23,400 p.a. / £1950 pcm

LEASE TERMS

Negotiable with preference given to minimum 3-year term, contracted out lease on fully repairing and insuring terms.

VIEWINGS

Strictly by appointment with the Sole/Joint Selling Agents:- Celt Rowlands & Co., 82 Willow Street, Oswestry, Shropshire. SY11 1AL. Tel: 01691 659659. Email: Oswestry@celtrowlands.com

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

In addition, an Identity Search will be undertaken remotely on all parties proposing to purchase. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 17 May 2026

Updated: XXXX

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