



TO LET

13 CHURCH STREET, OSWESTRY, SHROPSHIRE. SY11 2SU

- Situated in a prime position, one door away from Boots The Chemist, in one of Oswestry's most popular retailing thoroughfares.
- Total commercial space of 739 sq.ft. / 68.62 m.sq. net internal floor area approximately. The floor space could be reduced, say to approx. 500 sq.ft., subject to agreement.
- 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

Oswestry is the County of Shropshire's third largest town with a former Borough population of around 36,000 and a catchment substantially higher. Situated one door removed from Boots the Chemist, in a prime town centre position surrounded by a range of other active retailers and commercial businesses, as shown on the traders plan.

Oswestry has a strong and friendly community, and the town itself 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.

DESCRIPTION

A ground floor lock up shop with the following accommodation:-

Front Internal Width	12' / 3.96m
Net Sales Area	670 sq.ft. / 62.24 m.sq.
Ancillary Area Inc. Staff Kitchenette and Storage	69 sq.ft. / 6.41 m.sq.
WC	-

Access to usage of communal bin store (not included in floor area stated).

Total Net Internal Commercial Floor Area Approximately **739 sq.ft. / 68.65 m.sq.**

Please Note: The floor area could be reduced to approximately 500 sq.ft., by agreement with the landlord.



TERMS OF OFFER

The premises are offered to let at a rent on application to the agents, on a term of years to be agreed on a full repairing and insuring basis, with the ingoing tenant being asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

VAT - VAT is not applicable.

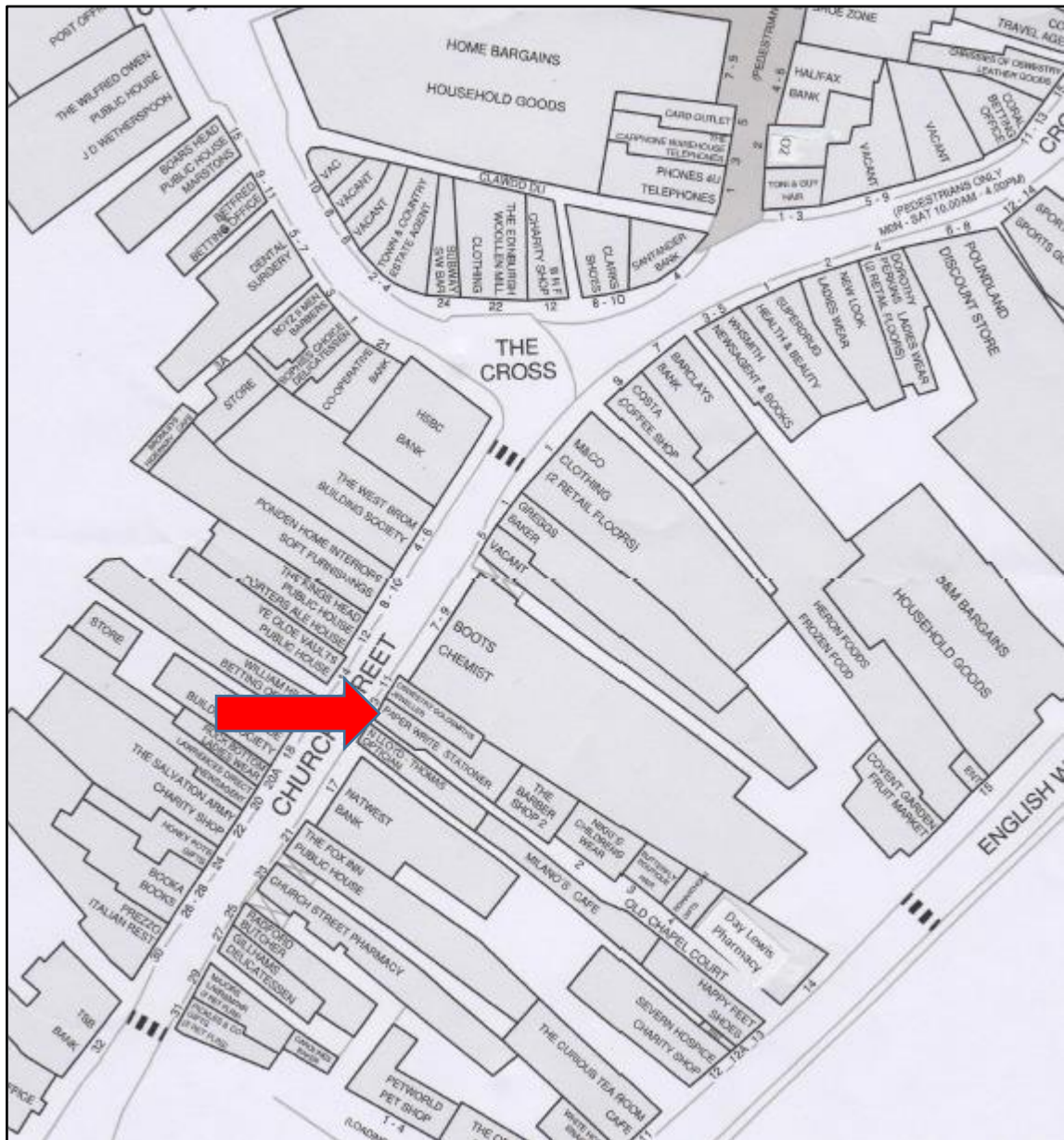
BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £14,000. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789002) to establish the current rates payable, as we believe concessions may apply. If the floor area of the premises is reduced, this could then reduce the rateable value to a level which may attract concessions. Please speak to the agents for further information.

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

EPC - Rating 'C'.

VIEWING - Please contact the agents: Celt Rowlands & Co. on 01691 659659.



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