



## TO LET

### UP TO THREE RETAIL PREMISES AT 9 CROSS STREET, OSWESTRY, SHROPSHIRE. SY11 9NF

- In the town's prime pitch, ground floor retail lock up units from as little as 360 sq.ft. to 1713 sq.ft. Completion expected Summer-Autumn 2023.
- A new development, targeted at niche retailers, caterers and commercial businesses, providing an exciting opportunity within Oswestry's busy centre.
- A new shop front has been installed, but otherwise to be offered in shell condition, but to include WC and kitchenette area.
- It is expected that this ground floor space will be available Summer 2023.
- **VIEWING – Celt Rowlands & Co. 01691 659659 or Halls – 01743 236444.**

## LOCATION

Oswestry is a historic and attractive market town, with a former Borough population of over 30,000, and with a substantial catchment considerably in excess of this, stretching far into Shropshire, Mid and North Wales. The town boasts a host of multiple traders including Sports Direct, Boots, New Look, Superdrug, Greggs, B & M, Costa, Home Bargains, W H Smith, Clarks Shoes to name a few, together with most of the national banks and excellent large surface parking facilities around the centre. This new development is situated directly opposite Poundland, on the busy prime area of Cross Street.

## DESCRIPTION

There are different options as to how the premises can be occupied, as follows:-

### OPTION ONE

#### Whole Building as One Letting

Front Internal width approx.	23' widening to 34'
Shop depth approx.	55'
WC with wash basin	-
Ground Floor Sales Approx.	1,713 sq.ft. / 159.18 m.sq.

### OPTION TWO

#### Two Units

##### 9a Cross Street

Front Internal width approx.	11'3" widening to 16'
Shop depth approx.	55'0"
Disabled WC	-
Ground Floor Sales Approx.	831 sq.ft. / 77.21 m.sq.

##### 9b Cross Street

Front Internal width approx.	11'3" widening to 17'
Shop depth approx.	48'
WC	-
Ground Floor Sales Approx.	809 sq.ft. / 75.16 m.sq.

### OPTION THREE

#### Three Units

##### 9a Cross Street

Front Internal width approx.	11'3" widening to 16'
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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

Shop depth approx. WC	-	Unknown
Ground Floor Sales Approx.		510 sq.ft. / 47.40 m.sq.

#### **9b Cross Street**

Front Internal width approx.		11'3" widening to 17'
Shop depth approx. WC	-	Unknown
Ground Floor Sales Approx.		485 sq.ft. / 45.06 m.sq.

#### **9c Cross Street**

Total Area Approx.		360 sq.ft. / 33.44 m.sq.
Disabled WC	-	

### **APPROXIMATE NATURE OF DIMENSIONS, SIZES AND PLANS**

Please note that the above dimensions, floor areas and plans are indicative of what could be built, and the depths of the units and positions of walls is not fixed, and therefore only approximate. This is particularly the case in Option 3, but also in Option 2. Parties interested in Options 2 or 3 can discuss the positioning of walls, and WCs to be introduced, with agents, and likewise, those interested parties will also be updated if the intentions for the design, if the agents are aware of positive interest in taking a unit.

### **TERMS OF OFFER**

Interested parties should contact the joint agents with regards to rents, lease terms and potential business rates.

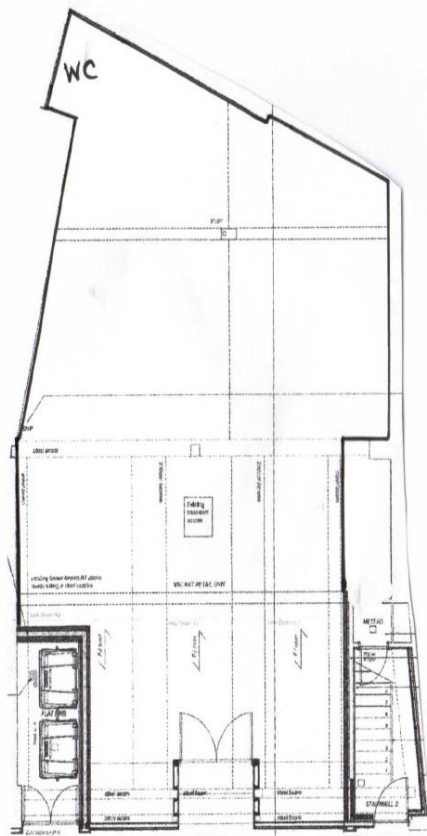
Ingoing tenants are asked to be responsible for the landlord's reasonable legal costs in connection with the granting of the lease.

**VAT** - VAT is payable on the rent.

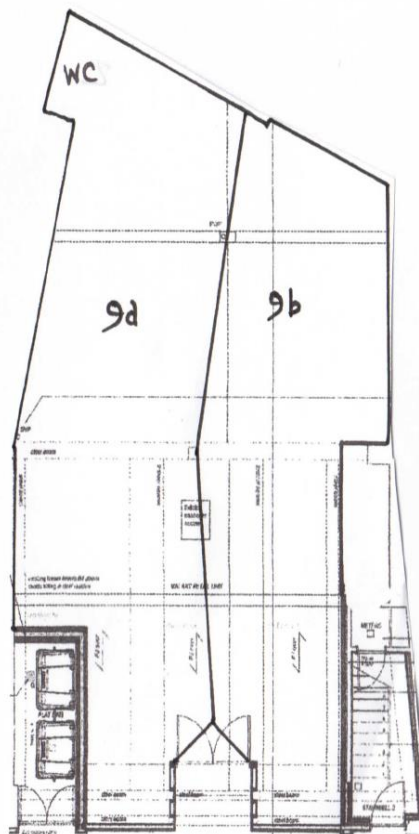
**EPC** - To be re-assessed after redevelopment.

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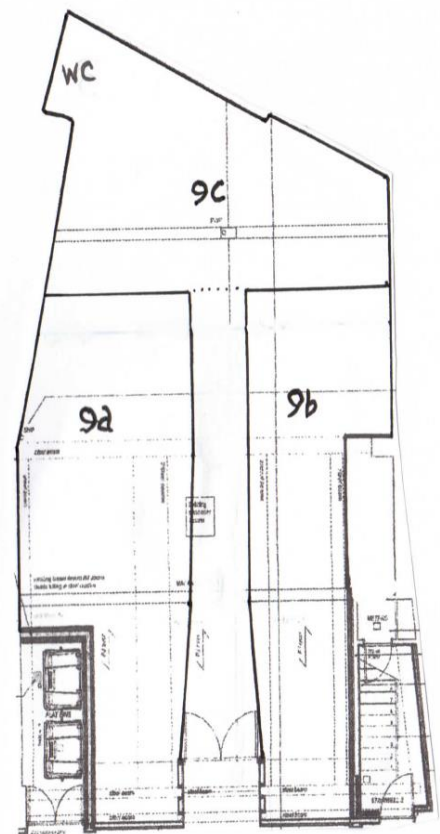




**OPTION ONE**



**OPTION TWO**



**OPTION THREE**

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