



PROMINENTLY LOCATED LOCK UP SHOP UNIT SUITABLE FOR A VARIETY OF COMMERCIAL USES SUBJECT TO STATUTORY CONSENTS (CONSIDERATION MAY BE GIVEN BY THE OWNERS TO THE LETTING OR SALE ON A LONG LEASEHOLD TENURE)

GROUND FLOOR AT THE QUEENS BUILDING, OSWALD ROAD, OSWESTRY, SY11 1RB

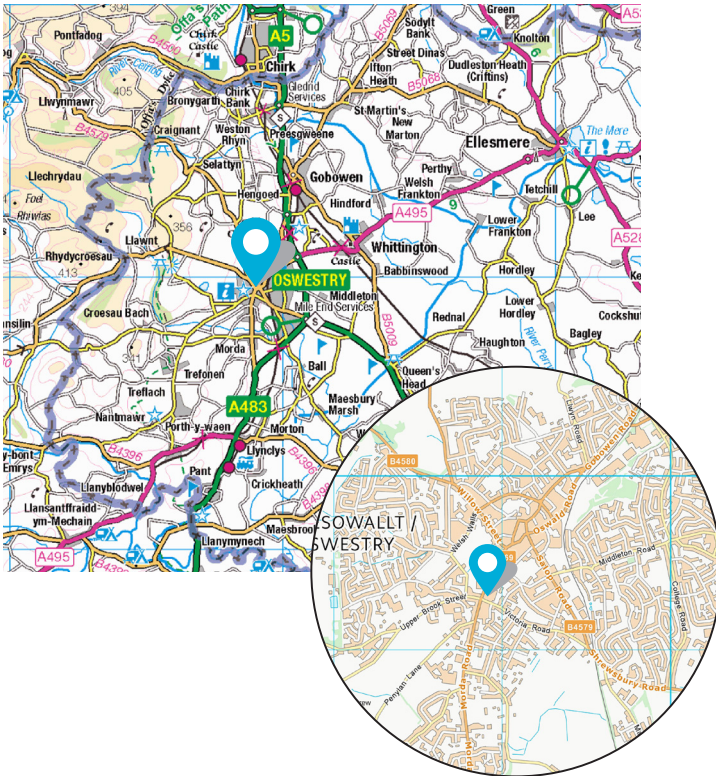
- Ground floor space of 1,677 sq ft with extensive ancillary accommodation
- Located in a central position, near the junction with Oswald Road and Leg Street
- Suitable for a variety of retail and other commercial uses, subject to statutory consents
- Period features and currently fitted out for bar/café use

RENT: £12,000 per annum (Exclusive)

TO LET

(MAY SELL ON LONG LEASEHOLD)

RETAIL/COMMERCIAL



LOCATION

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.

Oswestry is an established market town of Shropshire, which serves as an administrative centre and market town that is located at the junction of the A5, A483 and A495. Oswestry had a total population of 17,105 at the 2011 census.

The town is located approximately 18.5 miles North of the County Town of Shrewsbury, 27 miles south of the City of Birmingham and approximately 13 miles south of the town of Wrexham.

DESCRIPTION

The property comprises of a ground floor lock up shop unit with a basement area forming part of a substantial prominently located property in Oswestry Town Centre. The main ground floor provides a former youth café/bar, with window frontages and two customer doorways to Oswald Road, and rear doorway previously used as a customer entrance.

The ground floor is arranged to provide a Total Net Internal Floor Area of approximately 1,677 ft sq (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.

The cellar/basement area comprises of two substantial areas, one situated behind ground floor bar and the other being separate, offering extensive WCs, a disabled capability WC, cloakroom and showers.

Consideration maybe given by the owners to the letting or sale on a long leasehold. Further details available from the letting agents upon request.

ACCOMMODATION

(All measurements are approximate only)

	SQM	SQ FT
GROUND FLOOR		
TOTAL NET INTERNAL FLOOR AREA	155.84	1,677



TO LET

(MAY SELL ON LONG LEASEHOLD)

RETAIL/COMMERCIAL

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2022/23)	£6,600
Rates Payable (2022/23)	£3,293

However, interested parties should make their own enquiries to the local authority.

EPC

C (70)

Valid until 22 December 2031

Certificate number 8278-7874-4423-8409-0111

TENURE

The property is available to let on a new lease for a length of term by negotiation with rent reviews at 3 yearly intervals on Tenants Full Repairing and Insuring Terms (subject to service charge provisions).

Alternatively consideration maybe given to the sale of the shop unit on a long leasehold basis at a peppercorn rent (further details available from the selling agents upon request).

PLANNING

The property has until recently been in use as a youth club restaurant and bar falling within Use Class E of The Town and Country Use Classes Order we are advised. Prospective tenants should make their own enquiries to the planning authority.

The property would lend itself to a variety of alternative uses subject to statutory consents.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in respect of the granting of the lease.

VAT

The property is understood not to be elected for VAT

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own

SERVICES

(Not tested at the time of inspection)

All mains services are understood to be available. Prospective purchasers should rely on their own enquiries.

RENT

£12,000 per annum (Exclusive) payable quarterly in advance by Standing Order

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND



VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@hallsgb.com

Harriet Shakeshaft

07538 912 096

E: harriets@hallsgb.com

Commercial Department

01743 450 700

E: commercialmarketing@hallsgb.com



enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.