

TO LET
ALL ENQUIRIES

**COMMERCIAL/RESTAURANT PREMISES
TO LET ON A NEW LEASE**



RENT:
POA

A RARE OPPORTUNITY TO LET A SUBSTANTIAL PROMINENTLY LOCATED RESTAURANT PREMISES IN THE HEART OF OSWESTRY WHICH COULD BE USED FOR A VARIETY OF ALTERNATIVE USES
18A OSWALD RD, OSWESTRY SY11 1RE (CURRENTLY TRADING AS LEPONES ITALIAN RESTAURANT)

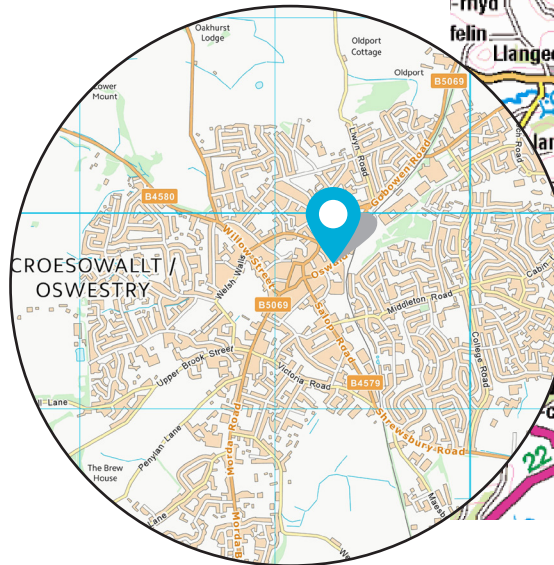
- Net internal floor area of 2,729 sq ft (253.54 m sq)
- Prominently located in the centre of the sought after county town of Oswestry
- Well presented
- Would suit a variety of alternative uses subject to statutory consents

LOCATION

The property is prominently located fronting onto the B5069 Oswald Road in the historic town of Oswestry and is located in close proximity to many tourist attractions such as The Cambrian Centre and Oswestry Park.

Surrounding occupiers include Oswyn House Dental practice, Kerensa Hair and Beauty, K C Jones Motor repairs and Vehicle sales and Sainsburys

The property is prominently located fronting onto Oswald Road in Oswestry town centre. The property is located in an area of mixed development and would lend itself to a variety of potential commercial and residential uses, subject to statutory consents. 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 is an attractive detached building which was a former church and dates back to 1888. The property is of traditional brick construction. The property is available in one storey with a part mezzanine to the front elevation of the building. The property benefits from vehicular and pedestrian side access with one parking space at the rear.

The property is currently in use as Lepones Italian restaurant offering a large open plan restaurant with a bar area and function room/ further seating on the mezzanine floor but could be used for a variety of alternative uses subject to statutory consents. The commercial premises benefits from a large commercial kitchen, staff toilets and stores. The property benefits from a large courtyard area at the front which is currently used as a terrace. The restaurant currently has 100 covers.

The high quality and potential of the property can only be fully appreciated by undertaking an internal inspection of the property. The property is fully fitted out including an open plan bar area currently serving the restaurant.

The property has been in recent years subject to an extensive scheme of high quality refurbishment and upgrading works. The property is licenced.

There is a generous street frontage onto Oswald Road. The extensive nature of the property and its accommodation means there is significant potential, subject to statutory consents.

ACCOMMODATION

(All measurements approximate)

	MSQ	SQFT
COMMERCIAL		
Ground floor	170.85	1,839
Ancillaries including kitchen	50	538
Mezzanine	32.69	352

PLANNING

Prospective tenants to make their own enquiries.

The property benefits from use as a restaurant under user class E of the Town and Country Planning Act.



TO LET
ALL ENQUIRIES

**COMMERCIAL/RESTAURANT PREMISES
TO LET ON A NEW LEASE**



LICENCE

The property is understood to be fully licenced.

FIXTURES AND FITTINGS

An inventory of fixtures and fittings can be requested from the selling agents upon request. These are for sale by separate negotiation.

RATEABLE VALUE

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

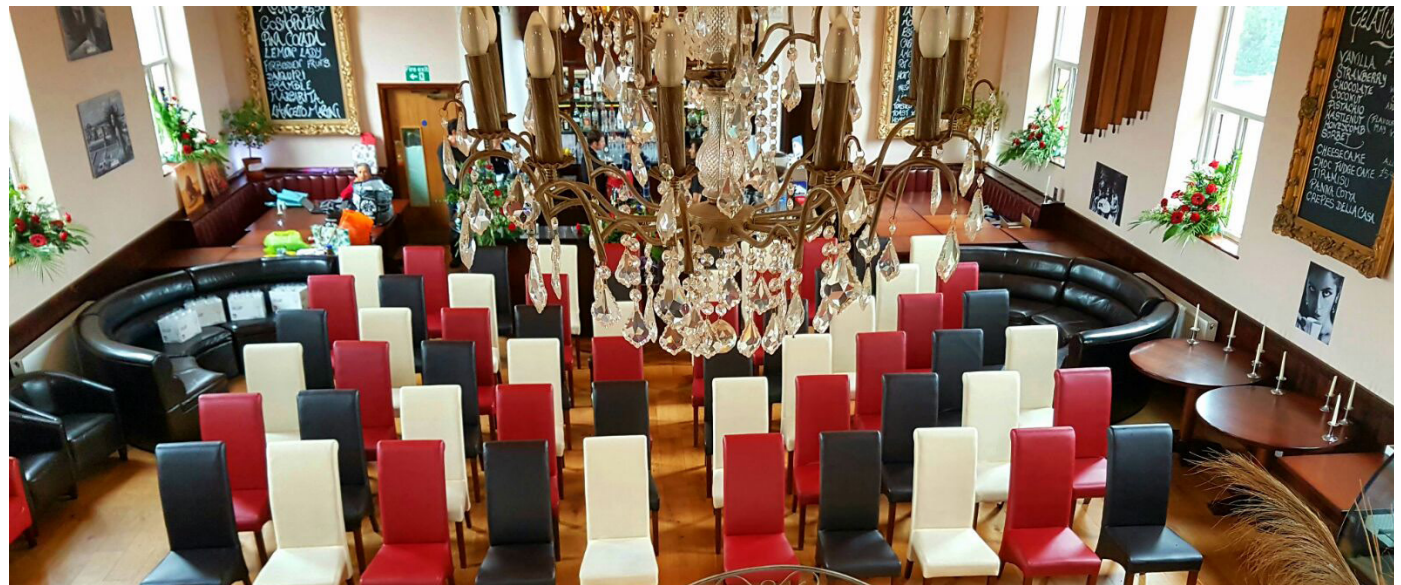
Rateable Value (2021/22)	£25,500
Rates Payable (2021/22)	£12,725

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

SERVICES

Not tested at time of inspection and purchasers are to rely on their own enquiries.

The property benefits from mains gas, electricity, water and drainage.





SERVICE CHARGE

There is a service charge for communal and external areas of the property which is through a management company Oswald Road Property Management Limited. Further information is available on request from the selling agents.

EPC

To order

TENURE

The property is available to let on a new lease on terms to be agreed.

RENT

POA

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of the transaction.

VAT

We understand the property is not elected for VAT and therefore VAT is not payable on this transaction.

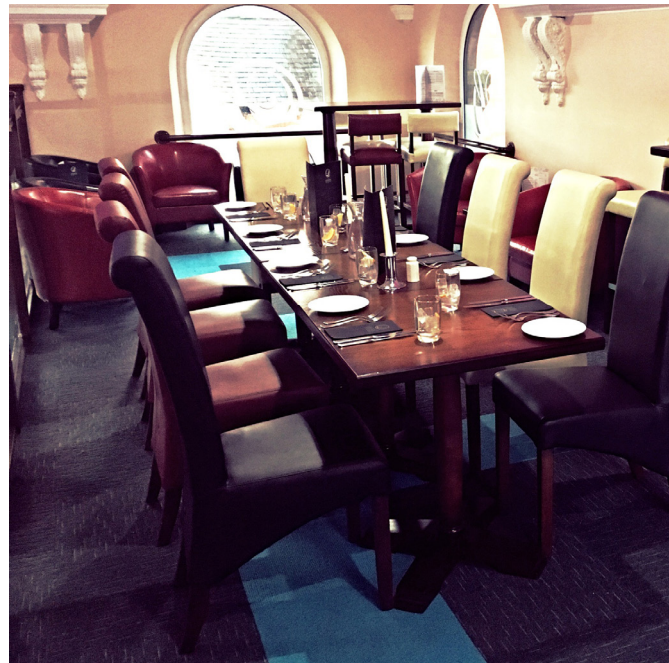
LOCAL AUTHORITY

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

TO LET

ALL ENQUIRIES

COMMERCIAL/RESTAURANT PREMISES TO LET ON A NEW LEASE



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



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 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.

