

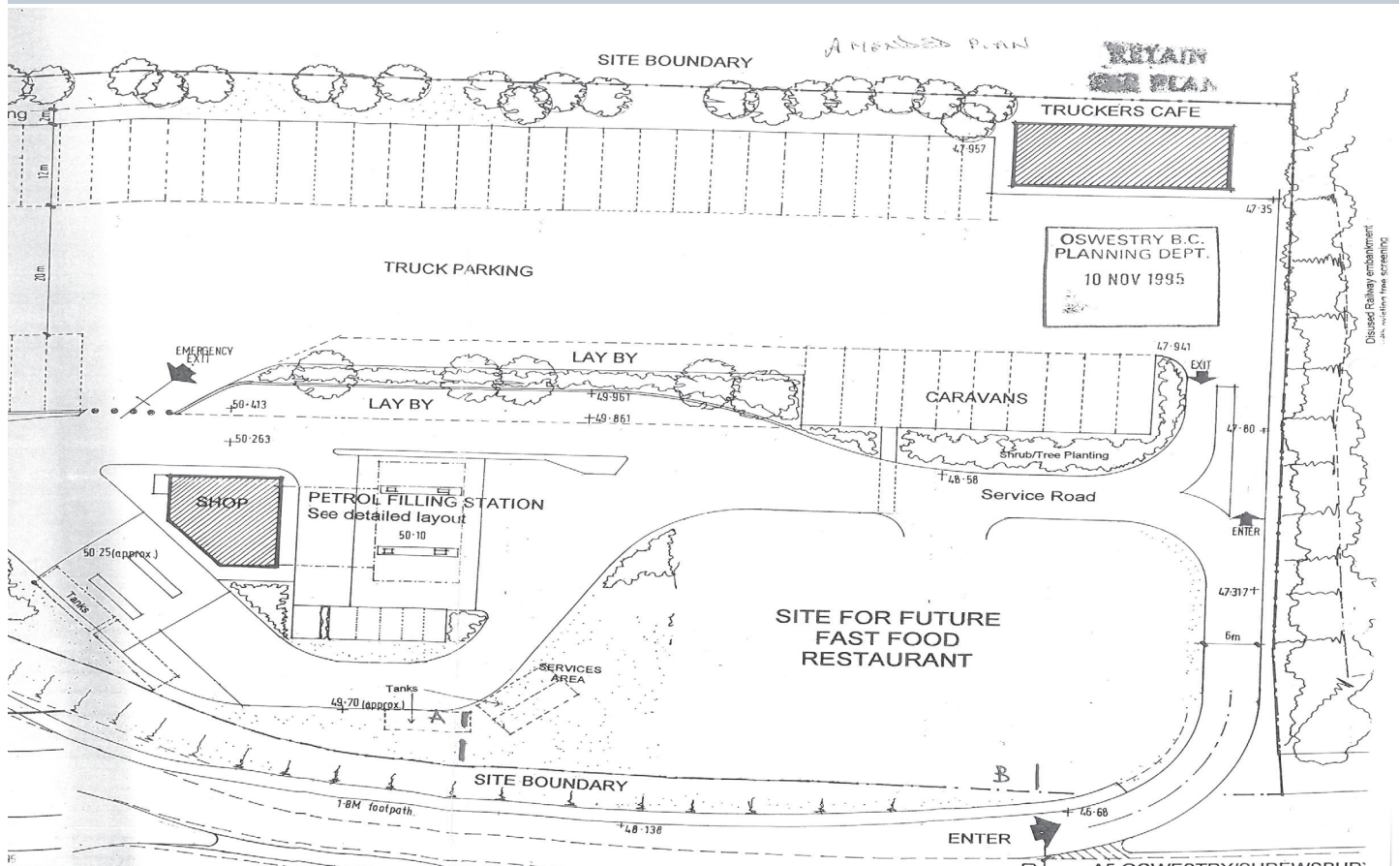
TO LET

Halls

COMMERCIAL

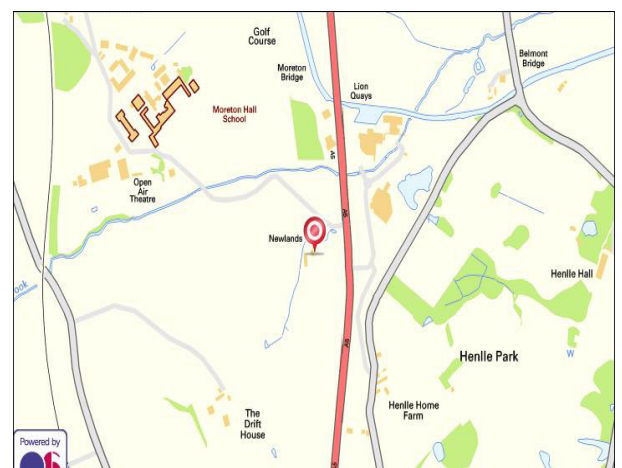
NEW ROADSIDE UNITS

Land at Gledrid, A5 Services, Weston Rhyn, Oswestry, Shropshire SY11 3EN



- New Design and Build/ Retail/ Restaurant Opportunity
- 0.72 acres (0.29 ha)
- Very Pominent Location on A5

Rent on Application (Subject to specification)



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Shropshire SY11 3EN

Location

The site is prominently located on the A5 between Chirk and Gobowen. Oswestry is 4.4 miles (7km) to the south and Wrexham is 10.3 miles (16.5k to the north).

The A5 is a major trunk road between the Midlands, the South and North Wales and there are few services along this route. The site offers significant roadside frontage.

Description

The opportunity provides a very prominent roadside food/ retail location next door to a BP and an M&S Simply Food. The owners of the property are willing (subject to the agreement of terms) to undertake a design and build development for units or a drive-thru (subject to statutory consents).

Accommodation

The site extends to 0.72 acres (0.29 ha)

Planning

Roadside development will be considered. Please contact the letting agents who will be pleased to answer preliminary queries.

The site has previously benefited from consent for a drive-thru.

Services

Mains electricity, water, gas and drainage are intended to be connected to the property.

Tenure

The opportunity is available on a new lease, for a term of years to be negotiated. For preliminary discussions please contact the letting agents.

Legal Costs

Each party is to be responsible for their own legal costs incurred in respect of this letting.

Rent

On application to the agents and subject to specification.

Financial Act 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenants/ Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND Telephone: 0345 678 9000

Viewing

Strictly by prior arrangement with the Sole letting Agent. For more information or to arrange a viewing please contact:

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