



A LICENCED RESTAURANT/BAR LOCATED IN THE CENTRE OF THE TOWN OF OSWESTRY  
RESTAURANT/BAR, CASTLE COURT, OFF BAILEY STREET, OSWESTRY, SY11 1PX

- Licenced restaurant/bar located just off Bailey Street in Oswestry Town Centre
- Outside seating area
- Total Floor Area of approximately 1,085 ft sq (100.84 m sq) plus toilets
- Arranged as accommodation providing seating, kitchen and preparation

RENT: £10,000 per annum (Exclusive)

## LOCATION

The property is located in Oswestry Town Centre in Castle Court, just off Bailey Street and Willow Street adjacent to the library and within proximity of all local amenities and enjoys an exclusive position just off the main retail streets.

Oswestry is an established market town and administrative centre, with a borough population of approximately 19,100. Located close to the Welsh border, it is the third largest town in Shropshire behind Telford and Shrewsbury.

The town of Shrewsbury is located approximately 17 miles south east of the property and Wrexham 13 miles to the north. Bailey Street is located within close proximity of the main public car park serving the town centre.

## DESCRIPTION

The property comprises of a single ground floor lock up property that has until recently traded as a restaurant and bar and currently provides a licenced restaurant/bar arranged to provide a Total Net Internal Sales Area of 1,085 ft sq (100.8 m sq) with toilet facilities. The accommodation is arranged to provide restaurant seating, a commercial kitchen, preparation area and toilet facilities.

The property benefits from outdoor seating at the front of the property.

The fixtures and fittings in the property are available for purchase subject to separate negotiations this provides the opportunity to let an "oven ready" bar/restaurant, alternatively the fixtures and fittings can be removed.

The property benefits from a front access off Castle Court and an access at the rear off Bailey Street.

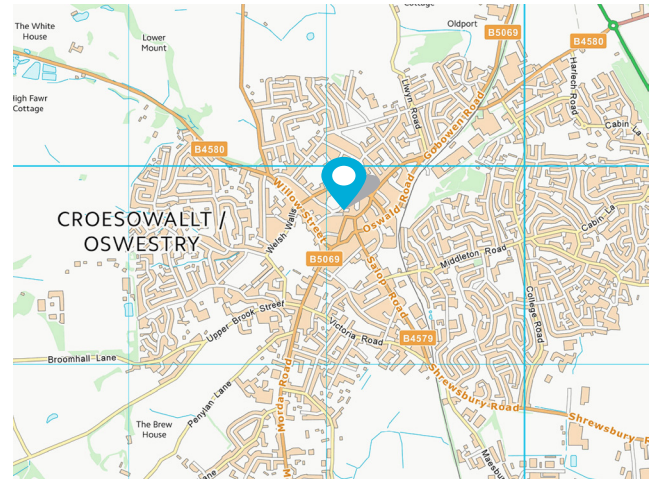
The property would lend itself to a variety of alternative uses subject to statutory consents.

## TENURE

The property is offered to let on a New Tenants Internal Repairing and Full Insuring Basis with the tenant having responsibility for the maintenance of the shop front. The lease is granted for a length of term by negotiation with rent reviews at three yearly intervals.

## EPC

The Energy Rating of the property is E (115)



## ACCOMMODATION

(All measurements are approximate only)

	SQ FT	SQ M
Seating Area	911	84.64
Commercial Kitchen	114	10.58
Preparation Area	60	5.62
Ladies Toilet		
Gents Toilets		
<b>TOTAL NET INTERNAL FLOOR AREA</b>	<b>1,085</b>	<b>100.8</b>

## OUTSIDE

Seating area to front of property

## FIXTURES AND FITTINGS

The fixtures and fittings in the property are available for purchase subject to separate negotiations, further details from the letting agents upon request.

## RATEABLE VALUE

We have made non-verbal enquiries to Shropshire Council and can confirm the following:

Rateable Value (2024/25):	£ 9,000
Rates Payable (2024/25):	£4,491

## PLANNING

Prospective tenants are to rely on their own enquiries

The property is understood to benefit from planning consent for Use Class E as a restaurant and Use Class Sui Generis as a bar within the Town and Country Use Class.

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



TO LET

## LICENCED RESTAURANT/BAR



### RENT

£10,000 (Ten thousand pounds)(Exclusive) per annum to be paid quarterly in advance by standing order

### SERVICES

(Not tested at the time of our inspection.)

Prospective tenants should rely on their own enquiries

We understand that mains water, electricity, drainage and gas are connected to the property.

The property is understood to benefit from a gas fired central heating system

### LEGAL COSTS

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

### VAT

The property is understood to be elected for VAT

### LOCAL AUTHORITY

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

### 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

**Ellie Studley**  
07795 486 267  
E: e.studley@hallsgb.com

**Commercial Department**  
E: commercialmarketing@hallsgb.com

**01743 450700**



**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, give 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.