



**ATTRACTIVE TWO STOREY OFFICE/BUSINESS UNIT**

UNIT 4, CASTLE COURT, OFF BAILEY STREET, OSWESTRY, SY11 1PX

- Total Net Internal Floor Area 451 sq ft (41.90 sq m)
- Town centre location
- Planning consent for Use Class E
- Suitable for a variety of uses (STSC)

**RENT: £4,500 PER ANNUM (EXCLUSIVE)**

# TO LET

# OFFICE/BUSINESS UNIT

## 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 premises comprise a two storey property providing office/business space of 451 sq ft (41.90 sq m). The property is arranged as three rooms and has previously been used as an osteopath. It would lend itself to a variety of office/business/medically-related uses.

It is situated off Bailey Street and fronts onto the Castle Courtyard, within the town centre. Bailey Street is the pedestrianized retail section leading to the market and other prime retail areas.

## TENURE

The premises are available to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring Terms.

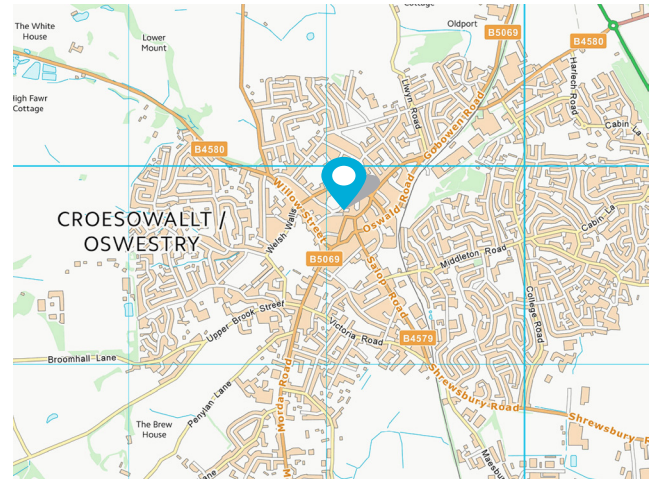
## EPC

The Energy Rating of the property is G (259)

## ACCOMMODATION

(All measurements are approximate only)

	SQ FT	SQ M
<b>TOTAL NET INTERNAL FLOOR AREA</b>	451	41.90



## RATEABLE VALUE

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

Rateable Value (2024/25):	£2,500
Rates Payable (2024/25):	£1,248

## PLANNING

Prospective applicants should make their own enquiries to the planning authority. The property is understood to benefit from planning consent for E use. The property is understood to be listed and situated in a conservation area.

The property would lend itself to a variety of office, business and medically-related uses.

## RENT

£4,500 (Exclusive) per annum to be paid quarterly in advance by standing order





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### SERVICES

(Not tested at the time of our inspection.)

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

### LEGAL COSTS

The incoming tenant is to be responsible for the landlord's legal costs incurred in connection with 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

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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, 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.

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