



TO LET – PROMINENT TRADE COUNTER/COMMERCIAL UNIT

UNIT 4 | OSWESTRY TRADE PARK | MAES-Y-CLAWDD | OSWESTRY | SY10 8NN



KEY POINTS

4,785

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



SUITABLE FOR A VARIETY
OF TRADE COUNTER/
BUSINESS SPACE USES

SURROUNDING OCCUPIERS:
SCREWFIX, TOOL STATION,
JEWSONS & SKYJACK

ALL MEASUREMENTS ARE APPROXIMATE




RENT

£27,500

PER ANNUM
(EXCLUSIVE)

James Evans


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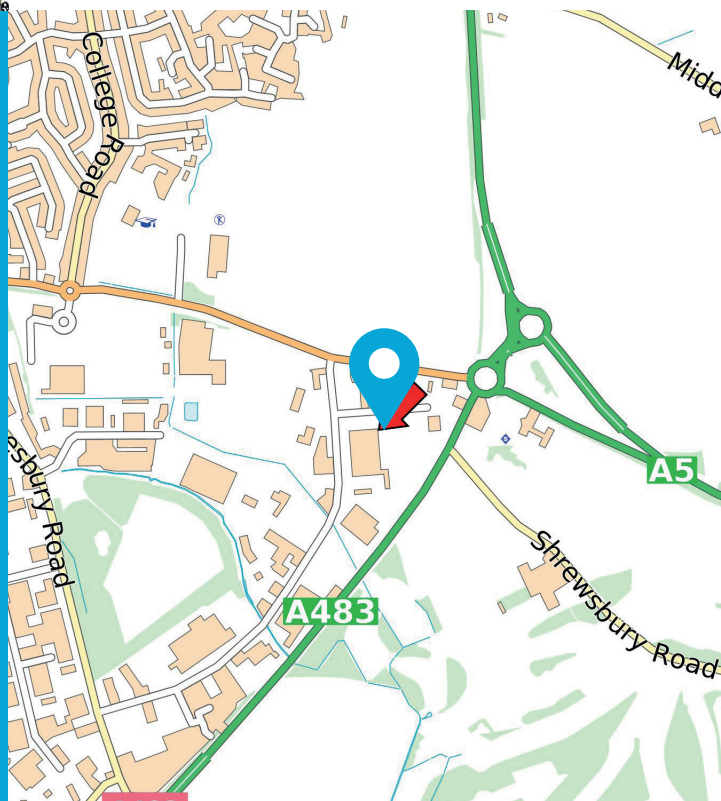
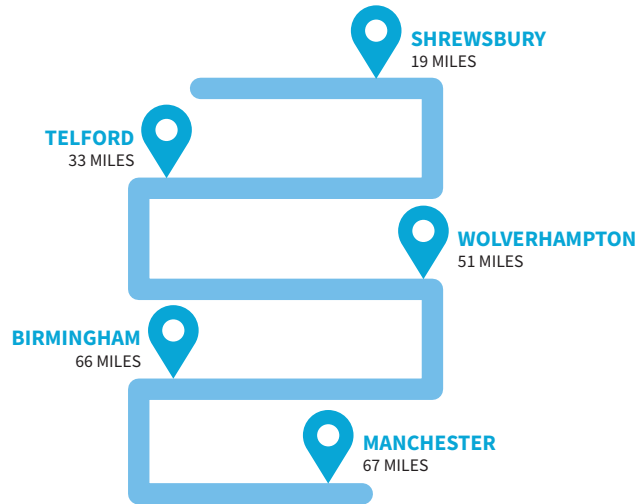
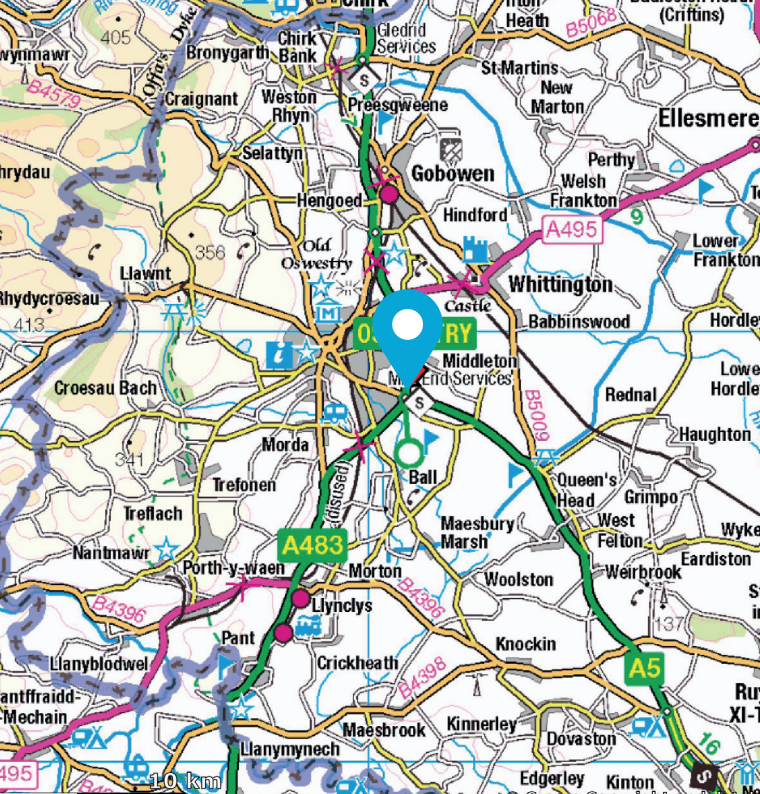
Halls

COMMERCIAL

Ellie Studley

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LOCATION

The property is prominently located forming part of Oswestry Trade Park, which is a development of trade counter units fronting onto Maes-y-Clawdd, which serves as the premier commercial quarter of Oswestry. The property benefits from being in proximity to all local amenities and approximately 0.5 miles from Oswestry town centre. The surrounding occupiers include Screwfix, Jewsons and Tool Station.

Oswestry is a historic and thriving market town, with a former borough population of over 30,000, and with a substantial catchment considerably in excess of this, stretching far into Shropshire, Mid and North Wales.

The town boasts a host of multiple traders including Sports Direct, Boots, New Look, Superdrug, Greggs, B& M, Costa, Home Bargains, W H Smith, Clarks Shoes to name a few, together with most of the national banks and excellent large surface parking facilities around the centre.



OSWESTRY
POPULATION

17,500

APPROXIMATELY



what3words
rebounder.photo.festivity



DESCRIPTION

The property comprises of a mid-terraced trade counter unit that has a Total Gross Internal Floor Area of approximately 4,785 ft sq (444.50 m sq). The unit would suit a variety of trade counter/business uses with an eaves height of approximately 6 metres and an up and over door with a width of approximately 5.53 metres.

The unit is of steel portal framework clad in profile sheeting with a glazed frontage to part of the front elevation of the unit. The unit has the benefit of parking and servicing from the front elevation of the unit. Viewing of the unit is highly recommended.

ACCOMMODATION

All measurements are approximate

DESCRIPTION	M SQ	SQ FT
TOTAL GROSS INTERNAL FLOOR AREA	444.50	4,785



TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three- or five-year intervals subject to negotiation. The lease is granted on Tenants full repairing and Insuring Terms, subject to service charge provisions. Further details from the letting agents upon request.

VAT

The property is understood to be elected for VAT. Therefore, VAT will be charged on the rent

RENT

£27,500 (Twenty-Seven Thousand Five Hundred pounds) exclusive per annum paid quarterly in advance

RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
RATEABLE VALUE: £21,250 RATES PAYABLE: £10,603	C (60)



LEGAL COSTS

The incoming tenant is to be responsible for the payment of the landlords' legal costs associated with the transaction

PLANNING

The property is understood to benefit Use Class B of the Town and Country Use Classes Order 1987.

The property would suit a variety of trade counter/commercial uses.

SERVICES

Not tested prospective tenants are to rely on their own enquiries.

We understand that the property is served by the following services:

SERVICE/UTILITY	
WATER	MAINS
FOUL & SURFACE WATER DRAINAGE	MAINS
GAS Available for connection	N/A
ELECTRICITY	MAINS

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

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

Commercial Department

01743 450 700

commercialmarketing@halls.gb.com

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