



FOR SALE/TO LET – PROMINENTLY LOCATED COMMERCIAL UNIT SUITABLE FOR A VARIETY OF SHOWROOM/OFFICE/BUSINESS USES

1 OSWALD ROAD | OSWESTRY | SHROPSHIRE | SY11 1RB

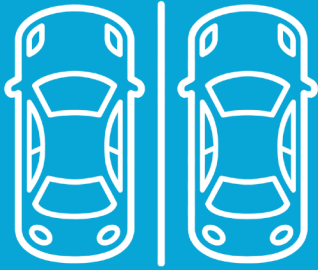


KEY POINTS

3,629

SQ FT

TOTAL NET INTERNAL FLOOR AREA



CAR PARKING FOR
APPROXIMATELY 10 VEHICLES

POTENTIAL FOR
SHOWROOM, OFFICE,
BUSINESS USES


ALL MEASUREMENTS ARE APPROXIMATE




GUIDE PRICE
£425,000
(EXCLUSIVE)

RENT
£27,000
(EXCLUSIVE) PER ANNUM


James Evans

 07792 222 028

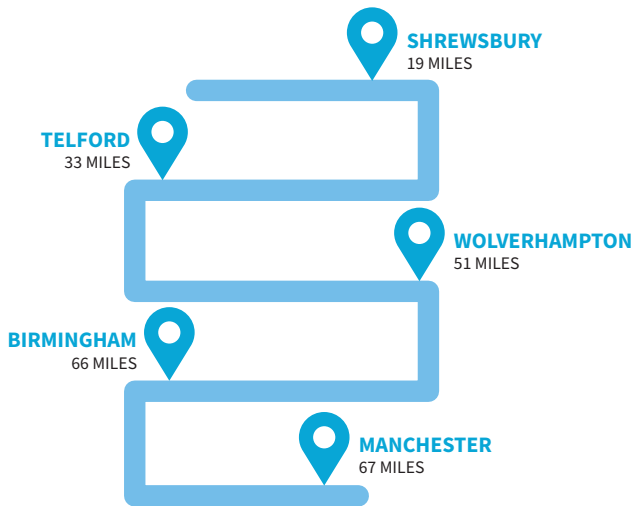
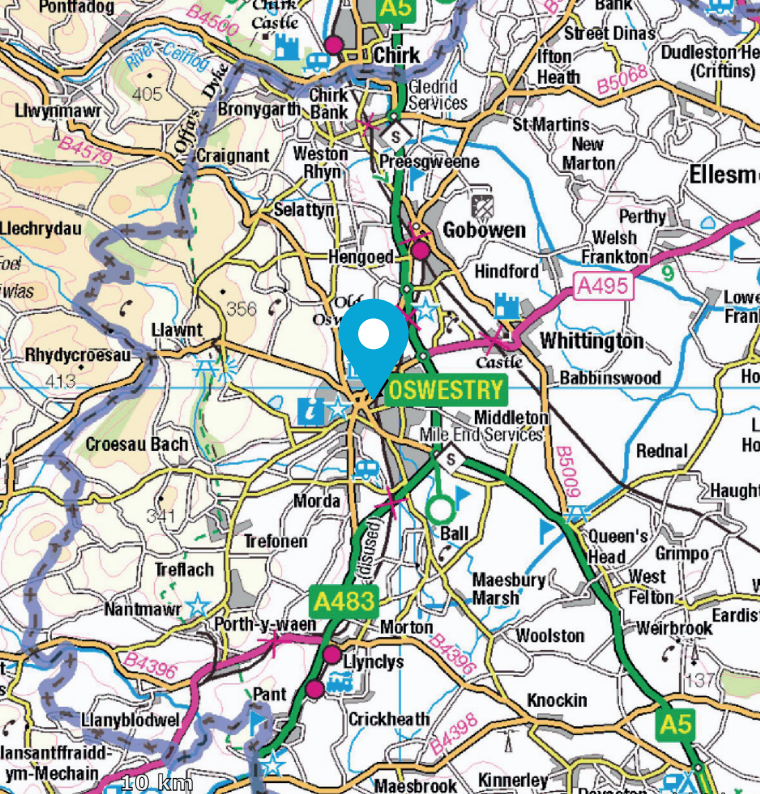
 james.evans@halls.gb.com



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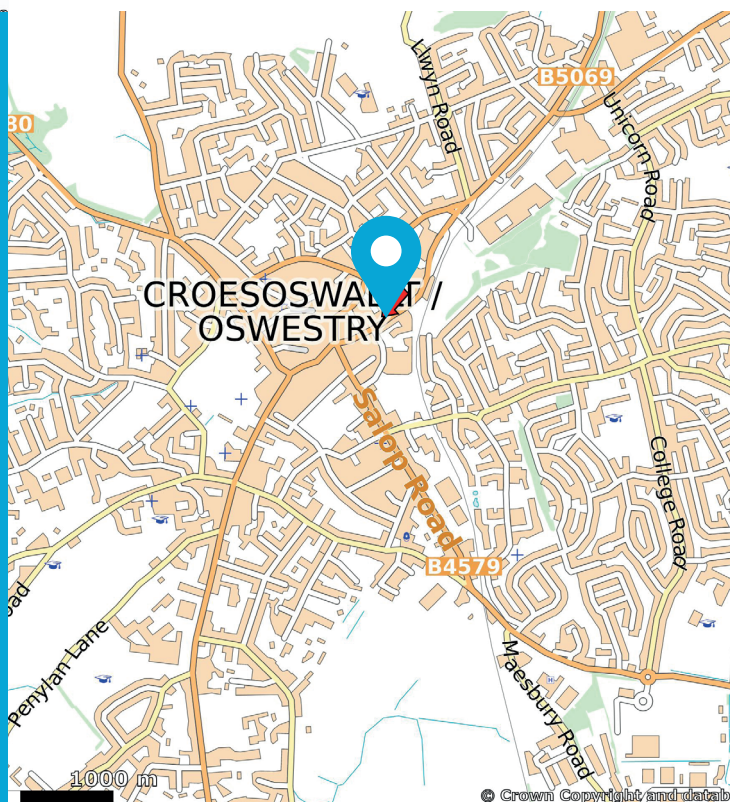


LOCATION

The property is prominently located fronting onto Oswald Road on the edge of the town centre of Oswestry. The property is located in proximity to all local amenities. The surrounding occupiers include KC Jones, Cambrian Railways and Iceland. The property is accessed at the rear from Leg Street. The property is located in an area of mixed development.

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
unloads.freedom.checked



DESCRIPTION

The property comprises of a prominently located attached commercial property that would lend itself to a variety of retail/showroom/trade counter and office uses subject to any statutory consents. The property is arranged to provide a Net Internal Floor Area of approximately 3,629 ft sq (337.11 m sq). The accommodation is arranged to provide single storey multi-functional space with two toilet areas that lends itself to potential attraction to investors who may want to separate the accommodation.

The property has a generously sized car parking area at the rear of the property that is accessed from Leg Street and has approximately 10 car parking spaces.

The property is of traditional construction and has been recently fitted out to a high standard. We would recommend an internal inspection of the property. The property benefits from air conditioning.

The property is owned under Title Number SL52867.

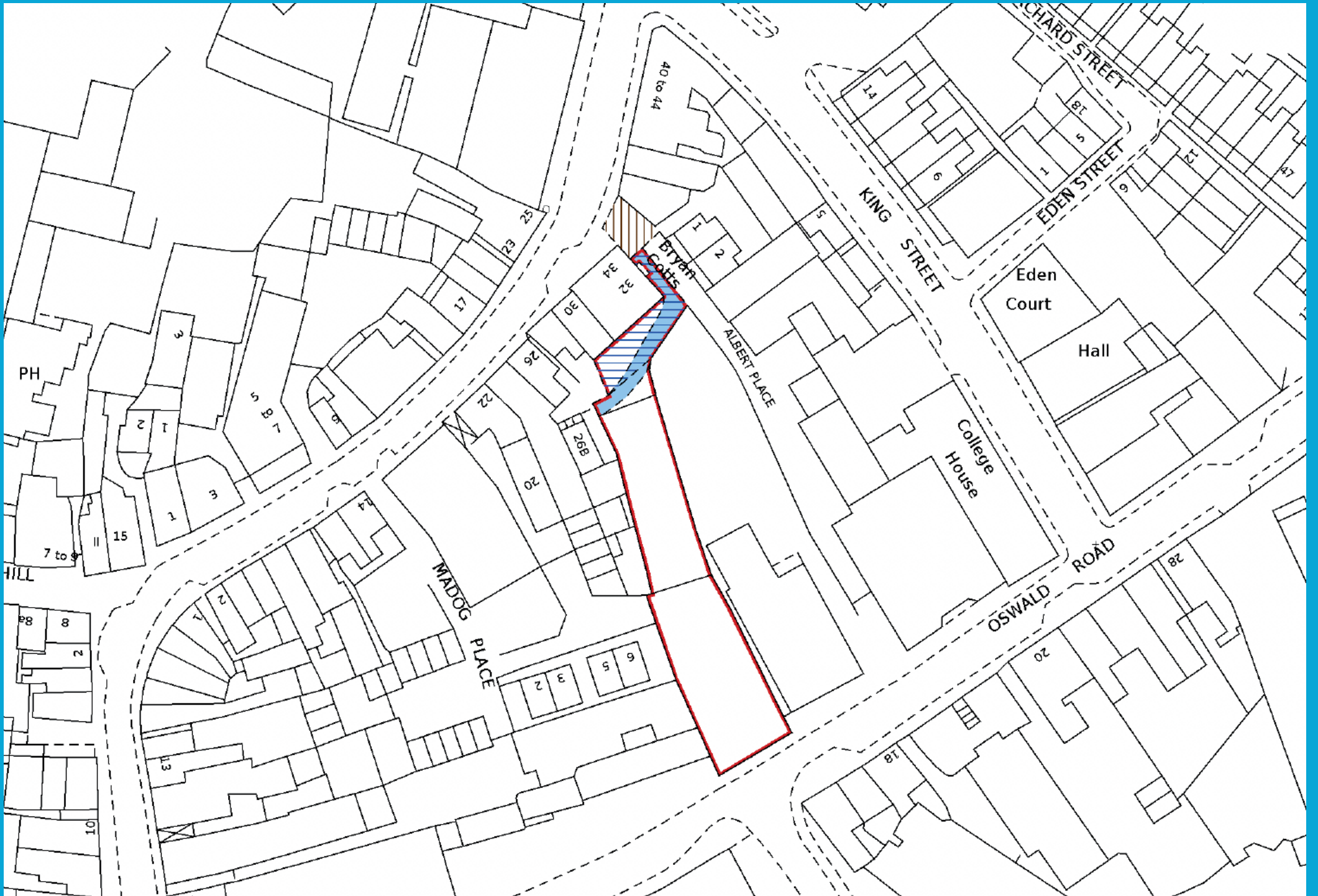
The property sits in a Total Site Area of approximately 0.246 acres (0.1 hectares)

ACCOMMODATION

All measurements are approximate

DESCRIPTION	M SQ	SQ FT
RECEPTION AREA	28.05	302
OFFICE 1	48.49	522
DISABLED TOILET		
OFFICE 2	121.78	1311
OFFICE 3	83.51	899
REAR RECEPTION AREA	23.50	253
TOILETS		
STORES	31.76	342
TOTAL NET INTERNAL AREA	337.11	3,629
TOTAL SITE AREA	0.246 acres	0.1 hectares





TENURE

The property is offered for sale freehold with vacant possession. The property is held under the ownership of Title Number SL52867.

Alternatively, 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 Internal Repairing and Insuring Terms. 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

£27,000 (exclusive) per annum to be paid quarterly in advance by standing order

PRICE

£425,000 (exclusive)

RATEABLE VALUE	ENERGY RATING
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RATEABLE VALUE 1A: £12,250
RATES PAYABLE 1A: £6,112
RATEABLE VALUE 1B: £5,500
RATES PAYABLE 1B: £2,744

C (62)



PLANNING

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

The property would suit a variety of showroom/trade counter/office/business uses subject to any statutory consents.

LEGAL COSTS

In respect of a sale of the property each party is to be responsible for their own legal costs incurred in respect of the transaction.

In respect of a letting the incoming tenant is to be responsible for the payment of the landlords' legal costs associated with the transaction

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 Three phase is understood to be connected for the air conditioning	MAINS

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

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

Commercial Department

01743 450 700

commercialmarketing@halls.gb.com

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