

WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



20 Beatrice Street, Oswestry, SY11 1QG

£384 Per calendar month

COMMERCIAL PREMISES - AVAILABLE NOW - A large shop/workshop/store room set over two floors and located a short distance from the town centre. Outside there is a gravelled yard with one parking space. These premises are situated on Beatrice Street which enjoys a variety of businesses including offices, shops, food outlets and a coffee shop. It is close to a pedestrianized area accessed via Albion Hill and leading to Bailey Street and the Bailey Head. Use as an office would be subject to planning permission and change of use. Ground floor is set over 625 Sq Ft with toilet and kitchenette and the first floor is set over 600 Sq Ft. Fully heated.



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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DESCRIPTION

A large shop/workshop/store room set over two floors located on Beatrice Street Oswestry, a short distance from the town centre. Fully heated. Use as an office would be subject to planning permission and change of use. Outside gravelled yard with one parking space.

OSWESTRY

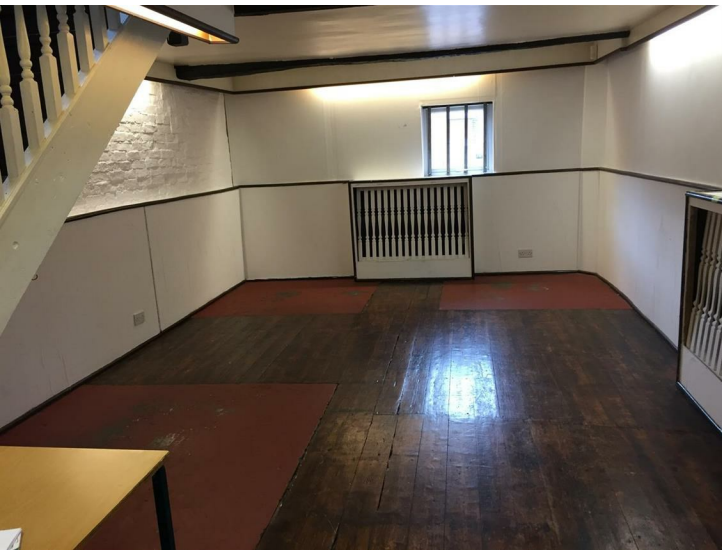
Oswestry is Shropshire’s third largest town with an overall population of approximately 33,000 including the surrounding areas. The town has a friendly feeling and boasts an excellent range of food stores, banks & building societies, a good share of national retailers as well as boasting plenty of independent, specialist shops which offer good quality products and service. Throughout the year there's an outdoor market on a Wednesday (and Saturdays during the summer) and during the Summer the town enjoys the popular farmers markets on a Friday. Also in July there is a two day food festival and the late night shopping and events held in December for the Christmas Live night always bring crowds into the town.

LOCATION

These premises are situated on Beatrice Street which enjoys a variety of businesses including offices, shops, food outlets and a coffee shop. It is close to a pedestrianized area accessed via Albion Hill and leading to Bailey Street and the Bailey Head.

GROUND FLOOR

The first floor consists is 625 Sq Ft of open plan floor space with a kitchenette and toilet.



STAIRS LEAD UP TO:

FIRST FLOOR

600 Sq Ft of floor space



REAR YARD/PARKING

Gravelled yard to rear with one parking space



RENT

£384.00 PER CALENDAR MONTH

DEPOSIT

£400.00

FEES

Credit check - £60.00
Initial agreement fee - £35.00

AGENTS' NOTES

The let will be managed by the landlords.

VIEWINGS

To arrange a viewing please contact us on 01691 680044