

OSWESTRY

16 CROSS STREET

SUBSTANTIAL CHARACTER PROPERTY SUITABLE FOR RETAIL OR RESTURANT USE

Subject to Planning

Location

The property is located in a prominent location on Cross Street in the centre of Oswestry, close to Bailey Street and The Cross.

The property is adjacent to the new **Factory Shop** and other nearby occupiers include **Sports Direct**, **Poundland** and **New Look**. The property can be more readily identified from the attached Goad plan extract.

Accommodation

A substantial property arranged on four floors with the following areas:

Ground Floor	3,311 sq ft	307.59 sq m
First Floor	2,404 sq ft	223.33 sq m
Second Floor	1,649 sq ft	153.19 sq m
Basement	1,257 sq ft	116.78 sq m

Please note – These areas have been supplied by a third party and need to be checked on site.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£45,000 per annum exclusive**.

Refurbishment

The property will be subject to a program of refurbishment – please contact the agents for further details.



EPC

The Energy Performance asset rating is Band D, 80. A full copy of the EPC is available for inspection if required.

Business Rates

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:

Rateable Value £28,750

Interested parties are advised to make their own enquires on 0345 678 9003.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Emanuel Oliver.

Contact Llyr Emanuel, llyr@emanueloliver.com
0151 236 6725.

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Experian Goad Plan Created: 15/04/2016
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