OSWESTRY

ENGLISH WALLS

SUBSTANTIAL WELL LOCATED RETAIL UNIT

AVAILABLE BY WAY OF AN ASSIGNMENT OR SUB LET

Location

The property is situated in a prominent location in the centre of Oswestry, close to the town centre car park with customer entrance off English Walls. Nearby occupiers include **M&S**, **Heron Foods** and **Boots**. The property can be more readily identified from the attached Goad plan extract.

Accommodation

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

Gross Frontage	49ft	15m
Ground Floor Sales	9,900 sq ft	919,7 sq m
First Floor Ancillary	1,600 sq ft	148.6 sq m

Lease/Rent

The property is available by way of an existing full repairing and insuring lease expiring 12th October 2031, with a passing rent of £174,089 per annum exclusive.

EPC

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 £123,000 Rates Payable (18/19) £61,992

Interested parties are advised to make their own enquires on 0345 678 9000.

Legal Costs

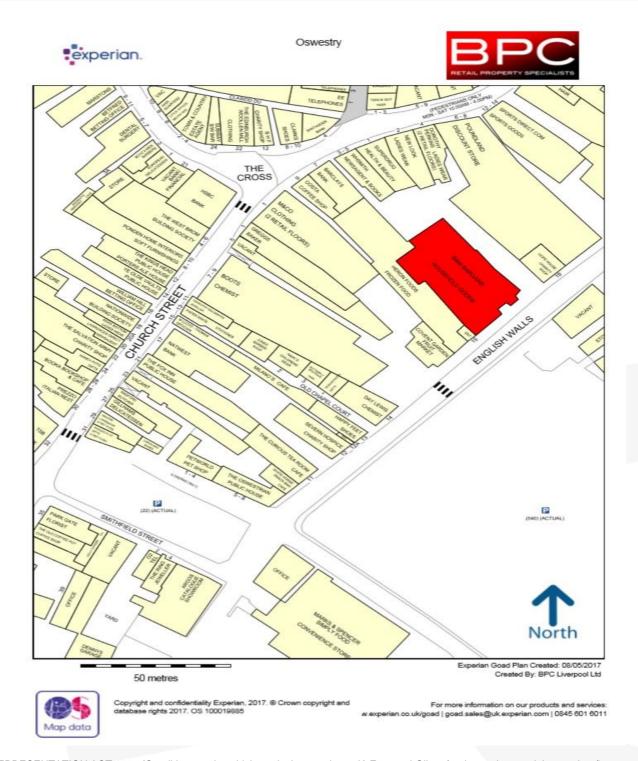
Each party will be responsible for their own legal costs incurred in the transaction.

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 Simon Guest of Emanuel Oliver simon@emanueloliver.com 0151 236 6725 or joint agent Martin Musgrave of Burns Property 01704 834 836.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.