

OSWESTRY

2 BAILEY STREET

PRIME RETAIL UNIT
AVAILABLE BY WAY OF A
NEW LEASE



Location

The subject unit is located in a prime position on Bailey Street, adjacent to **Tony & Guy** and **Halifax**, with other retailers in the near vicinity including **EE**, **Home Bargains** and **Wilkinsons**.

Accommodation

The property is arranged on basement, ground, first, second and third floors with the following areas:

Ground Floor	775 sq ft	72 sq m
First Floor	539 sq ft	50.08 sq m
Second Floor	324 sq ft	30.10 sq m
Third Floor	404 sq ft	37.53 sq m
Basement	tbc	

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£16,000 per annum exclusive**.

EPC

The Energy Performance asset rating is Band D 80.

Business Rates

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

Rateable Value £15,500

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.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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, Llyr Emanuel llyr@emanueloliver.com
07795 348079



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