# **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**

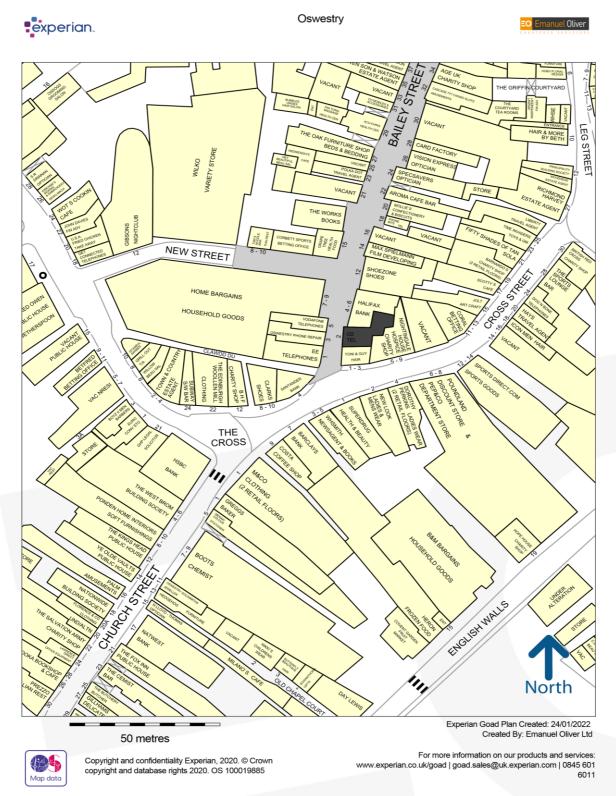
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed 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 <a href="mailto:llyr@emanueloliver.com">llyr@emanueloliver.com</a> 07795 348079



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