

# OSWESTRY

## 2 BAILEY STREET

PRIME RETAIL UNIT  
AVAILABLE BY WAY OF A  
NEW LEASE

**\*RENT REDUCED\***



### 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:

<b>Ground Floor</b>	<b>775 sq ft</b>	<b>72 sq m</b>
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 **£12,500 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

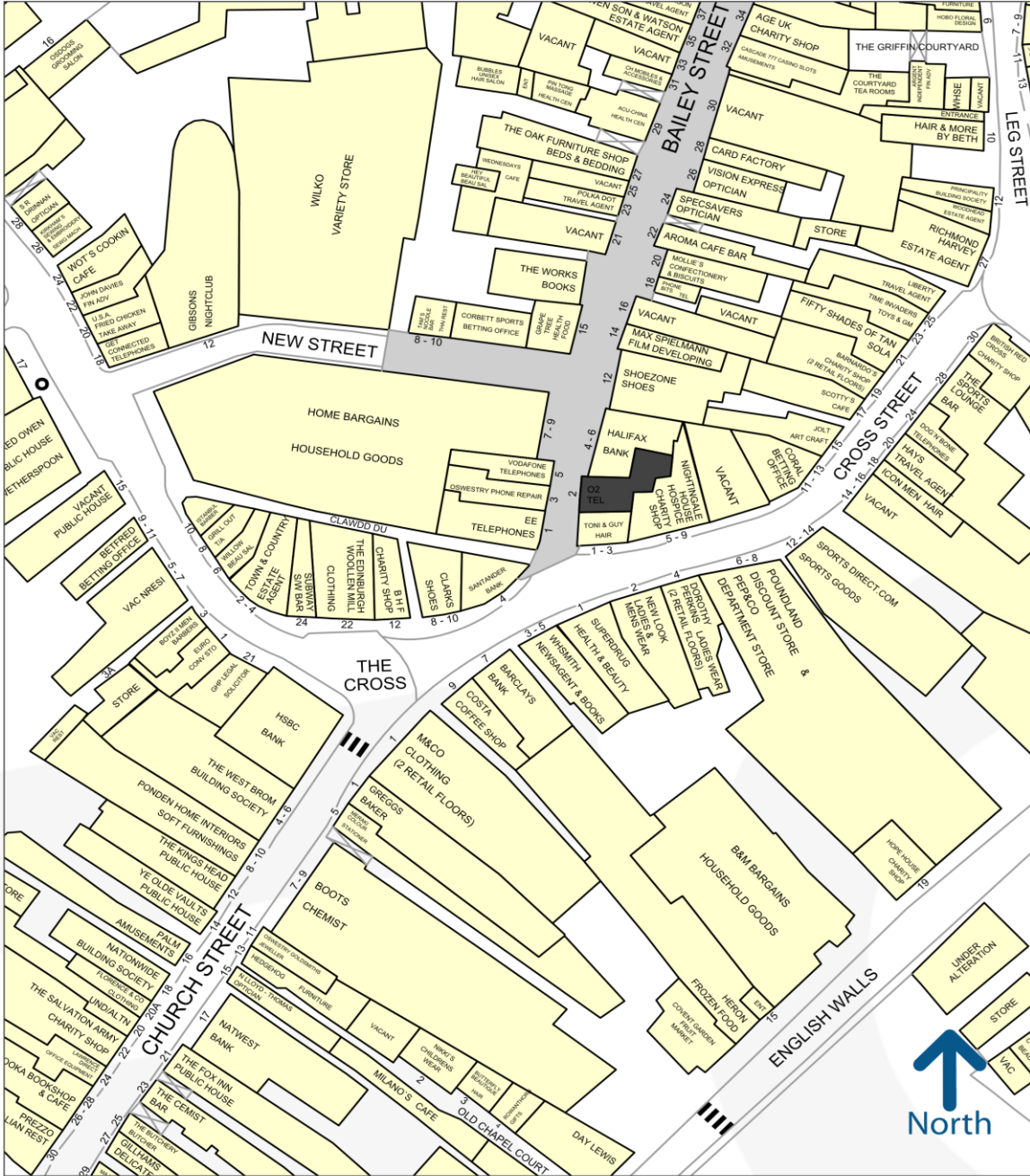
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### Photographs and plans

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](mailto:llyr@emanueloliver.com)  
07795 348079



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