

# OSWESTRY

## STATION ROAD

FORMER SUPERMARKET  
27,670 sq ft

MAY SPLIT

AVAILABLE BY WAY OF A NEW LEASE



(Prior to supermarket closure)

### Location

The property is well located being less than 500 metres from Oswestry town centre at the junction of Station Road, Beatrice Street and Oswald Road. The immediate surrounding area is a mix of commercial and residential use with the property situated directly opposite an **Aldi Supermarket**. The property can be more readily identified from the attached Goad plan extract. The property is adjacent to a 120 space car park and **Oswestry Bus Station**.

### Accommodation

A substantial property arranged on ground and first floor with the following areas:

Ground Floor	22,291 sq ft	2,071 sq m
First Floor	5,379 sq ft	499.7 sq m

MAY SPLIT

To the rear there is a service/storage area of approximately 9,000 sq ft – partly covered.

### Lease/Rent

The property is available by way of a new full repairing and insuring lease. Rent on application.

### EPC

The Energy Performance asset rating is Band D, 86. 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                      £390,000

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

### 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.

### Legal Costs

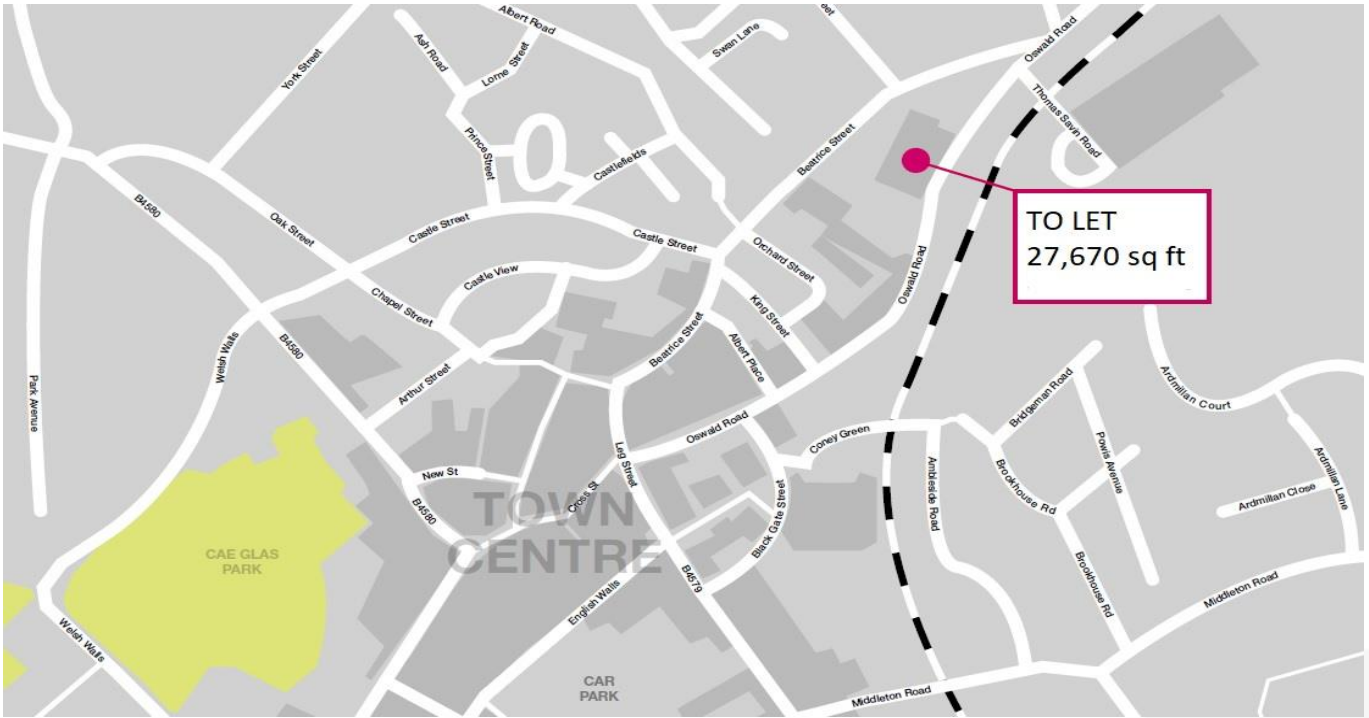
Each party will be responsible for their own legal costs incurred in the transaction.

### 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

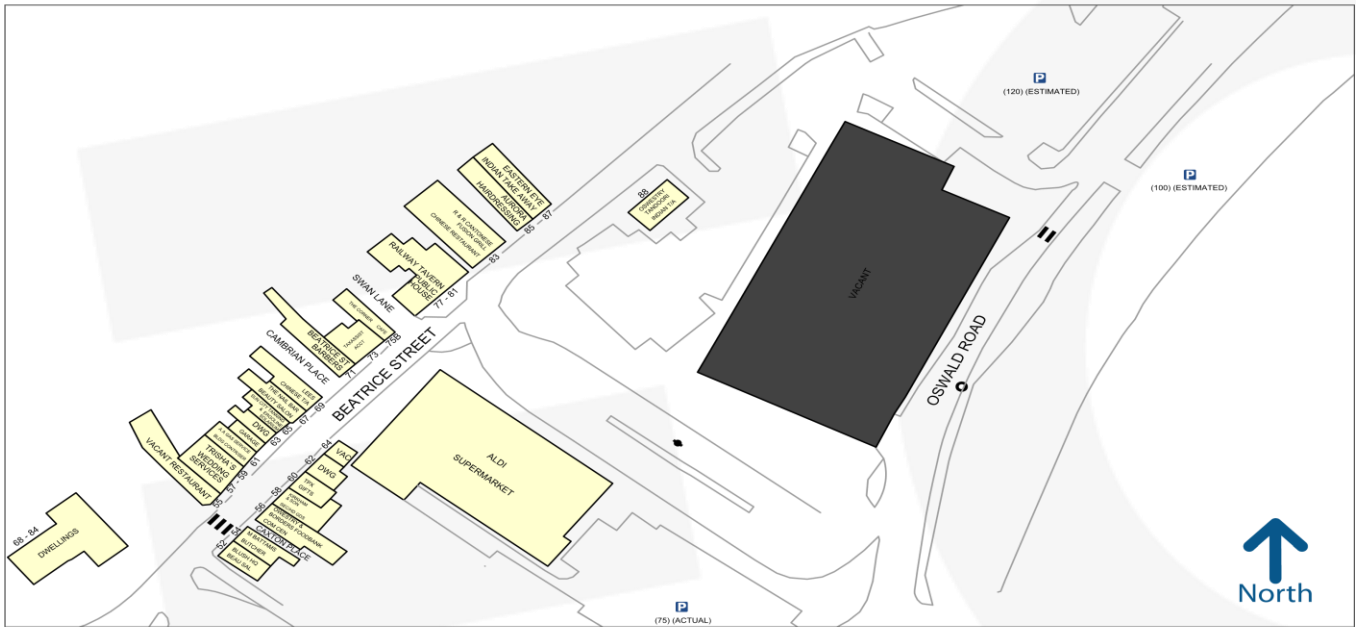
Strictly by appointment through Llyr Emanuel of Emanuel Oliver [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) 07795 348079.



experian.

Oswestry

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