

OSWESTRY

ENGLISH WALLS

SUBSTANTIAL WELL LOCATED RETAIL BUILDING / FORMER CINEMA

AVAILABLE BY WAY OF A NEW LEASE

Subject to Vacant Possession

Location

The property is located in a prominent location in the centre of Oswestry, close to the town centre car park with customer entrances off both English Walls and Cross Street. Nearby occupiers include **Sports Direct**, **Heron Foods** and **B & M**. The property can be more readily identified from the attached Goad plan extract.

Accommodation

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

Ground Floor Sales	5,940 sq ft	551.8 sq m
Mezzanine (Trading)	3,076 sq ft	285.8 sq m
First Floor Sales	772 sq ft	71.7 sq m
Second Floor	419 sq ft	38.9 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£45,000 per annum exclusive**.

The freehold is also available – please contact the agents for further details.

EPC

The Energy Performance asset rating is Band D, 76. 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 £48,750

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

Legal Costs

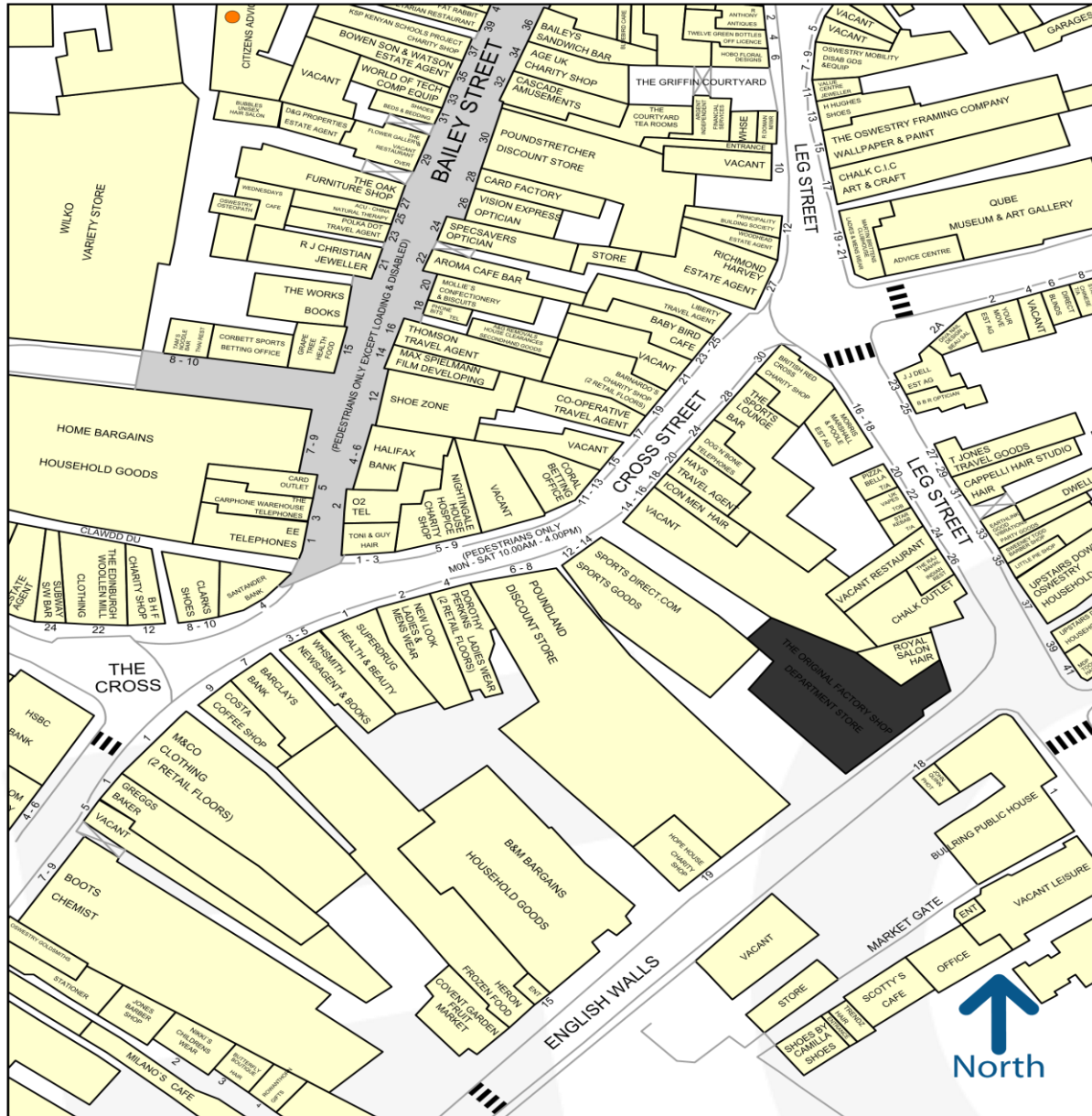
Each party will be responsible for their own legal costs incurred in the transaction.

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 Llyr Emanuel of Emanuel Oliver llyr@emanueloliver.com
0151 236 6725.



50 metres

Experian Goad Plan Created: 11/07/2018
Created By: Emanuel Oliver Ltd



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