

# OSWESTRY

## ENGLISH WALLS

### SUBSTANTIAL WELL LOCATED RETAIL UNIT TO LET

AVAILABLE BY WAY OF AN  
 ASSIGNMENT OR SUB LET

#### Location

The property is situated in a prominent location in the centre of Oswestry, close to the town centre car park with customer entrance off English Walls. Nearby occupiers include **M&S**, **Heron Foods** and **Boots**. The property can be more readily identified from the attached Goad plan extract.

#### Accommodation

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

Gross Frontage	49ft	15m
Ground Floor Sales	9,900 sq ft	919.7 sq m
First Floor Ancillary	1,600 sq ft	148.6 sq m

#### Lease/Rent

The property is available by way of an existing full repairing and insuring lease expiring 12<sup>th</sup> October 2031, with a passing rent of **£174,089 per annum exclusive**.

#### EPC

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                      £123,000  
 Rates Payable (18/19)              £61,992

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 Simon Guest of Emanuel Oliver [simon@emanueloliver.com](mailto:simon@emanueloliver.com) 0151 236 6725 or joint agent Martin Musgrave of Burns Property 01704 834 836.



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