

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 12th October 2031, with a passing rent of **£199,216.54 per annum exclusive**.

EPC

A full copy of the EPC is available for inspection if required. C-58.



Business Rates

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:

Rateable Value £129,000

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

Legal Costs

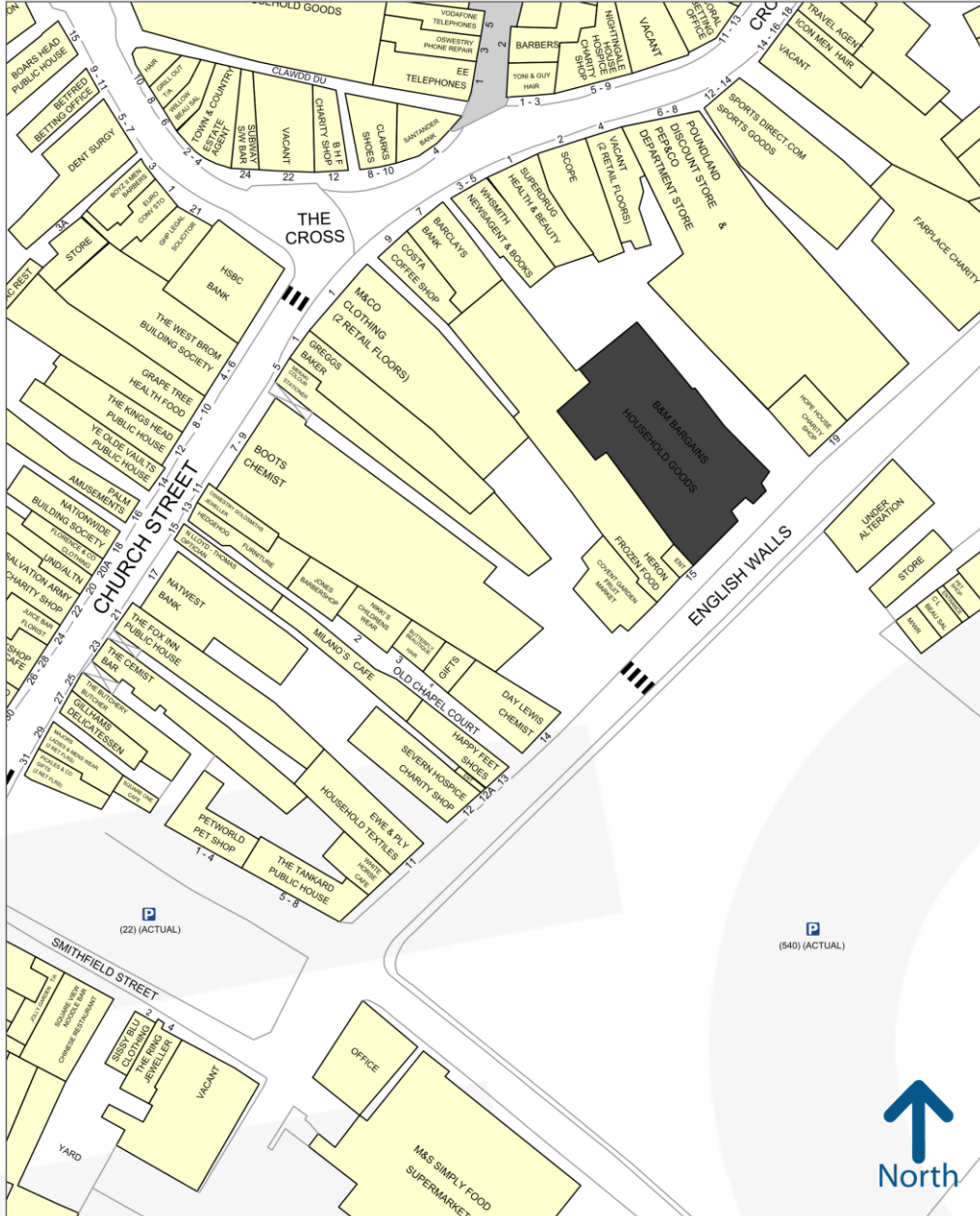
Each party will be responsible for their own legal costs incurred in the transaction.

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 6700



50 metres

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