

OSWESTRY

ROYAL SALON LEG STREET

RETAIL UNIT /
 HAIRDRESSING SALON
 AVAILABLE BY WAY OF A
 NEW LEASE



Location

The subject unit is located in a prominent position on the corner of Leg Street and English Walls in the centre of Oswestry. The property is close to the main town centre car park and **Sainsbury's**.

Accommodation

The property is arranged on ground floor with the following areas:

Ground Sales	471 sq ft	43.8 sq m
Kitchen	39 sq ft	3.6 sq m
Store	20 sq ft	1.9 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£8,000 per annum exclusive**.

EPC

The Energy Performance asset rating is Band E 118.

Business Rates

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

Rateable Value £7,700

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

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.

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
 07795 348079



Experian Goad Plan Created: 01/02/2022
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