

# OSWESTRY

## 7 THE CROSS

### TO LET

PRIME RETAIL UNIT  
AVAILABLE BY WAY OF A  
NEW LEASE



#### Location

The property is located in a prominent location on The Cross in the centre of Oswestry, close to Bailey, Church and Cross Street. The property is adjacent to **Costa Coffee** and **WH Smith** and other nearby occupiers include **Sports Direct**, **Poundland**, **New Look** and **Peacocks**. The property can be more readily identified from the attached Goad plan extract.

#### Accommodation

The property is arranged on ground and basement with the following areas:

Ground Floor	2,258 sq ft	210 sq m
Basement	596 sq ft	55.4 sq m

**Subject to negotiation, additional storage/office or sales space can be provided at first floor.**

#### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£32,500 per annum exclusive**.

#### EPC

The Energy Performance asset rating is Band C, 55. A full copy of the EPC is available for inspection if required.

#### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £31,500

Interested parties are advised to make their own enquiries with the local authority.

#### 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.

Contact Llyr Emanuel  
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07795 348079



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