

TO LET/FOR SALE

TSR

TOWLER SHAW ROBERTS

COMMERCIAL SITE / DEVELOPMENT OPPORTUNITY IN PROMINENT FRINGE OF TOWN LOCATION



**LAND AT
VICTORIA ROAD
OSWESTRY
SHROPSHIRE
SY11 2HU**

- Commercial site extending in total to approx. 0.43 acres (0.175 hectares).
- Occupying a busy fringe of Town location adjacent to the LIDL supermarket with convenient access to the main road network.
- Considered suitable for a variety of uses, subject to planning.
- Available TO LET/FOR SALE – Further details on application.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prominent location fronting Victoria Road adjacent to the busy LIDL supermarket with convenient access to the Town Centre and the main road network.

Oswestry is a major North Shropshire market Town situated on the fringe of the English and Welsh border located approx. 18 miles North West of Shrewsbury, 30 miles South of Chester and 28 miles from Newtown. The Town's strategic location on the Welsh boarder and alongside the A5 / A483 trunk roads enable it to serve a wide catchment area.

Description

The site provides a level, secure commercial open storage yard with hardcore surface and boarded fencing extending to approximately 0.43 acres (0.175 hectares) or thereabouts.

Accommodation

Site Area 0.43 acres 0.175 hectares

Services (Not Checked or Tested)

Mains water, drainage and electricity services are understood to be available in the vicinity of the site. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let or For Sale on terms to be agreed. Further details are available upon request.

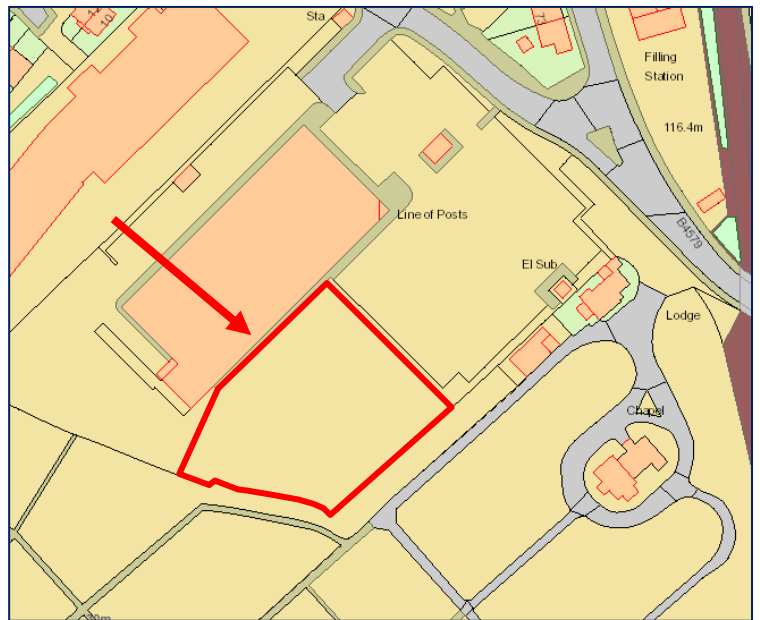
Full rights of access are to be granted over the car park of the adjoining supermarket.

Business Rates

The property is to be reassessed for business rates dependent upon the intended use.. Interested parties are advised to make their own enquiries with the Valuation Office.

Planning

The site has previously been used as an open storage yard. Interested parties are requested to make their own enquiries to the Local Authority regarding their intended use.



For Reference purpose only

Scale: Not to Scale

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

Each side is to bear their own costs in connection with the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by prior appointment with the sole Letting/Selling Agents Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. Tel: 01743 243 900.

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