

Oswestry - 23 Cross Street, Shropshire SY11 2NF  
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# Oswestry - 23 Cross Street, Shropshire SY11 2NF

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail shop
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated on one of the town's main retail thoroughfares close to the junction with Leg Street, opposite British Red Cross and amongst retail occupiers such as Coral, Sports Direct, Poundland and many more.

### Property Description:

Comprises ground floor retail shop, suitable for variety of uses (Class E), providing the following accommodation and dimensions:

Ground Floor: 90 sq m (968 sq ft)  
Open plan retail, storage, office, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £195 per week (PCM: £845)

Deposit: £1,700

### Rateable Value:

Rateable Value - £8,900 p.a.

Rates Payable - £0\*

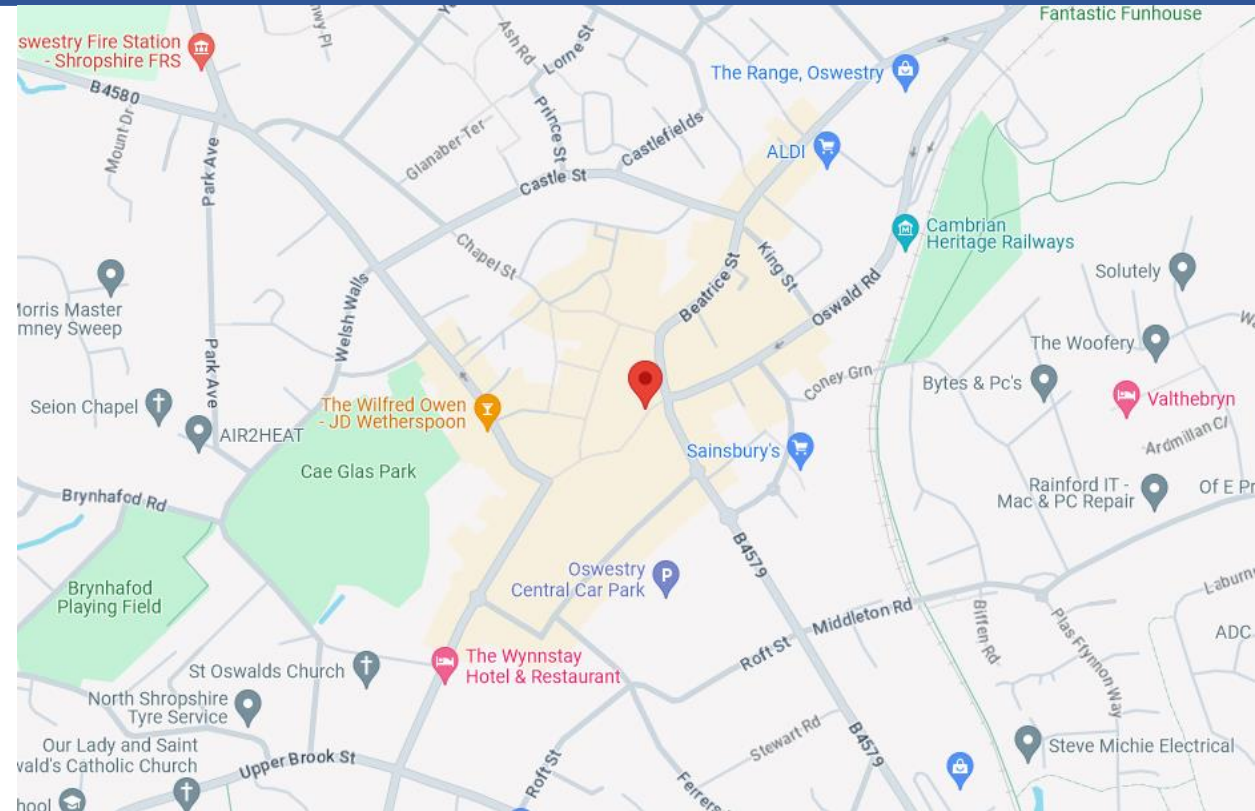
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a E Rating. Certificate and further details available on request.

### Location:

Oswestry is an established market town located approx. 35 miles west of Stoke-on-Trent and approx. 15 miles north-west of Shrewsbury benefitting from good road links via the A5/M54. The property is located on one of the town's main retail thoroughfares close to the junction with Leg Street opposite British Red Cross and amongst such multiples as Barnardo's, Coral, Sports Direct, Poundland, Hays Travel and many more.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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