



TO LET - THREE SHOP UNITS AVAILABLE SEPARATELY OR AS A WHOLE

9 CROSS STREET, OSWESTRY, SHROPSHIRE, SY11 9NF

KEY POINTS

360-1,713

SQFT

TOTAL FLOOR AREA



VARIOUS RETAIL SPACES


NEWLY REFURBISHED

ALL MEASUREMENTS ARE APPROXIMATE




RENT ON APPLICATION

James Evans

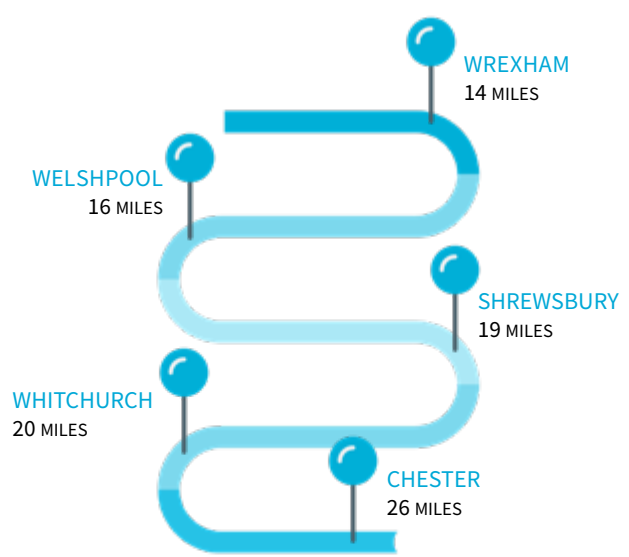
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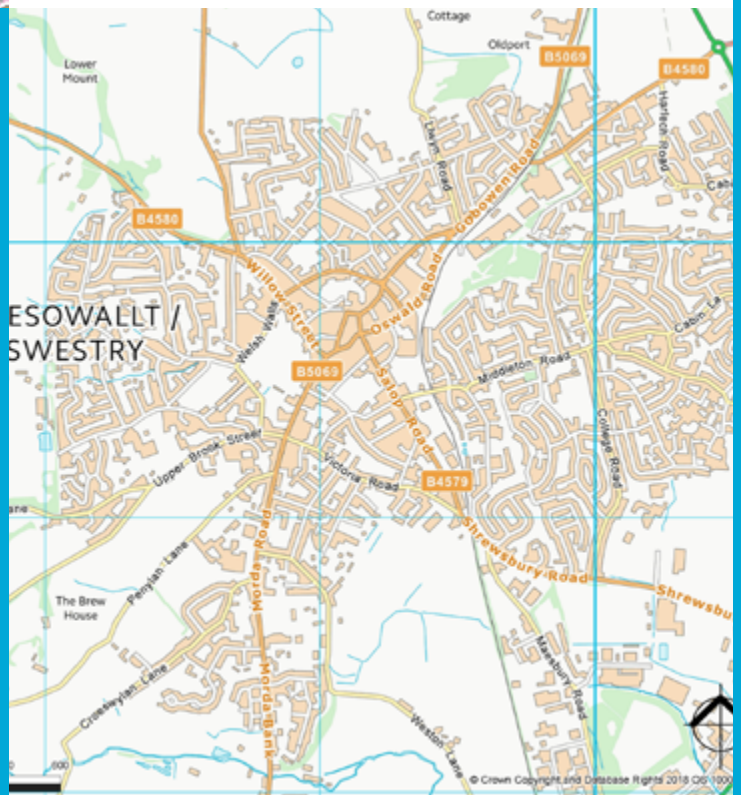
LOCATION

Oswestry is a historic and attractive market town, with a former Borough population of over 30,000, and with a substantial catchment considerably in excess of this, stretching far into Shropshire, Mid and North Wales.

The town boasts a host of multiple traders including Sports Direct, Boots, New Look, Superdrug, Greggs, B & M, Costa, Home Bargains, W H Smith, Clarks Shoes to name a few, together with most of the national banks and excellent large surface parking facilities around the centre.

This new development is situated directly opposite Poundland, on the busy prime area of Cross Street.

TOWN CENTRE LOCATION





DESCRIPTION

The property comprises of three ground floor lock up shop units that are arranged to provide a Total Net Internal Sales Area of approximately 1,713 ft sq (159.18m sq) the units can be taken as a whole or as separate units to suit the tenants needs. The property benefits from a new shop frontage and is offered in shell condition but will include WC and kitchenette area. The units would lend themselves to a variety of commercial uses. A new development, targeted at niche retailers, caterers and commercial businesses, providing an exciting opportunity within Oswestry's busy centre.

ACCOMMODATION

OPTION 1	M SQ	SQ FT
9 CROSS STREET (WHOLE BUILDING)		
Ground Floor Sales Area	159.18	1,713
Front Internal Width	23' widening to 34'	
Shop Depth	55'	
WC with washbasin		

OPTION 2 (TWO UNITS)		
9A CROSS STREET		
Ground Floor Sales Area	77.21	831
Front Internal Width	11'3" widening to 16'	
Shop Depth	55'	
Disabled WC		
9B CROSS STREET		
Ground Floor Sales Area	75.16	809
Front Internal Width	11'3" widening to 17'	
Shop Depth	48'	

OPTION 3 (THREE UNITS)		
9A CROSS STREET		
Ground Floor Sales Area	47.40	510
Front Internal Width	11'3" widening to 16'	
Shop Depth	TBC	
Disabled WC		
9B CROSS STREET		
Ground Floor Sales Area	45.06	485
Front Internal Width	11'3" widening to 17'	
Shop Depth	TBC	
9C CROSS STREET		
Ground Floor Sales Area	33.44	360
Disabled WC		



TENURE

The property is offered to let on a new lease for a length of term by negotiation.

PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential uses.

SERVICES

(Not tested at the time of our inspection)

Mains services are understood to be connected to the property.

RENT

On application

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

VAT

The property is understood to be elected for VAT and therefore VAT will be payable.


RATES/EPC

The rateable value and EPC are to be reassessed.

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBC	TBC	TBC

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)


VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.com

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