



## 9 Cross Street, Oswestry, SY11 2NG

Two ground floor lock up shop units that can be taken as a whole or as separate units to suit the tenants needs

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	300 to 1,000 sq ft / 27.87 to 92.90 sq m
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Various retail spaces, available as a whole or as separate units
- Total Floor Area of 300- 1,000 sq ft
- Newly refurbished
- New shop frontage
- Town centre location
- Targeted at niche retailers, caterers and commercial businesses

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## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	300	27.87	Available
Unit - 3	1,000	92.90	Available
<b>Total</b>	<b>1,300</b>	<b>120.77</b>	

## DESCRIPTION

The property comprises of two ground floor lock up shop units that are arranged to provide a Total Net Internal Sales Area of approximately 1,300 ft sq (120.7m 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.

## 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.

## TERMS

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

## PLANNING

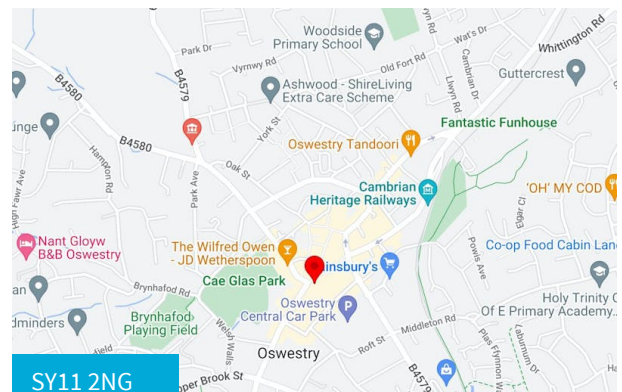
Prospective tenants should make their own enquiries.

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.



## Viewing & Further Information JAMES EVANS

01743 450 700 | 07792 222 028

james.evans@hallsgb.com

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