

BOWEN

PROPERTY SINCE 1862



Monthly rental of £600

13 Arthur Street, Oswestry
SY11 1JN

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Prominent Town Centre Building

Entrance Hall, Ground Floor Office, Kitchen & WC

First and Second Floor Offices

Rear Yard and Parking Space

Accommodation extending to 822 sq ft (76.36 sqm)

GENERAL REMARKS: An excellent opportunity to lease a well maintained office suite situated close to the centre of the popular market town of Oswestry extending to approximately 822 sq ft (76.36 sqm). The accommodation briefly comprises of a Ground Floor Office, Kitchenette & WC, First Floor Office & Second Floor Office. One allocated parking space is also available to the front of the property.

LOCATION: The offices are situated within the centre of the popular market town of Oswestry close to a number of established commercial premises. The town itself has an excellent range of shops, schools and amenities and serves a much wide rural area. The offices are within easy reach of a number of long and short stay public car parks whilst easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham, Telford and the City of Chester. The nearby train station at Gobowen provides direct trains to Birmingham and Manchester.

ACCOMMODATION: The property is approached off street level with an entrance door into:

ENTRANCE HALL: 12' 2" x 4' 7" (3.7m x 1.4m)

Stairs to first floor, door to:



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

OFFICE 1 - GROUND FLOOR: 17' 1" x 12' 2" (5.2m x 3.7m) Storage heater, two windows, fitted shelves, five telephone points, fitted storage cupboard.

REAR HALLWAY - GROUND FLOOR: Storage cupboard, door to Cellar, door to yard and archway leading into:

KITCHEN - GROUND FLOOR: 8' 2" x 6' 3" (2.5m x 1.9m) Fitted base and eye level wall cupboards, sink, hot water heater, window.

TOILET - GROUND FLOOR: 4' 11" x 3' 3" (1.5m x 1m) Fitted with low level flush WC and wash hand basin.

OFFICE 2 - FIRST FLOOR: 18' 1" x 15' 5" (5.5m x 4.7m) Storage heater, two windows, fitted desk, telephone point. This office is currently sub divided into 2 separate offices but could easily be converted back to 1 space.

OFFICE 3 - SECOND FLOOR: 22' 4" x 15' 1" (6.8m x 4.6m) Two windows, three telephone points, loft access point.

RATEABLE VALUE: We are informed from enquiries with Shropshire Council that the current rateable value is £4,350. Please note that this is not the payable amount and various reliefs maybe available to eligible tenants. All interested parties should make their own enquiries to Shropshire Council.

NET INTERNAL AREA: The net internal office space extends to 822 sq ft (76.36 sqm) or thereabouts

PARKING: There is one parking space to the front of the property.

VIEWINGS AND FURTHER DETAILS: For further details or to arrange a viewing please contact the Letting Agent's Oswestry office on (01691) 652367.

EPC: EPC Rating - Band 'E' (104)





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steeped in heritage
with a forward
thinking outlook.

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