

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £600

39 Bailey Street, Oswestry, SY11 1PX

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# 39 Bailey Street, Oswestry, SY11 1PX



## General Remarks

### Ground Floor Café/Restaurant Premises

Located in Oswestry Town Centre

Good size outside trading area with internal kitchen area

Extending to circa 44.00 sq m or thereabouts

EPC Rating 53|C



Ground Floor Café/Restaurant Premises with serving and kitchen area benefitting from a good size outside trading area. Located within the main shopping area of Oswestry town, close to a host of established shops and the indoor market. The area is well served with public car parking and easy access for deliveries. Terms to be agreed.

**Location:** The premises are situated within the main pedestrianised shopping area of the bustling market town of Oswestry. The town has a host of high street chain and independent shops together with a large indoor and street market. Easy access onto the A5/A483 provides easy access to the towns of Shrewsbury, Wrexham, the city of Chester and the motorway network beyond. The town has an excellent bus service whilst the nearby train station at Gobowen provides direct trains to Birmingham and Manchester.

**Front Seating Area:** 18' 9" x 10' 2" (5.71m x 3.11m max) Glazed display frontage onto Bailey Street, tile flooring, two radiators.

**Upper Seating Area and Serving Counter:** Vinyl floor covering, two fixed bench seating units, fixed serving counter, radiator, timber door allowing access to rear trading area. Storage room off.



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.



**Upper Seating Area:** 8' 1" x 7' 4" (2.47m x 2.23m)

**Serving Area:** 13' 1" x 10' 10" (3.98m x 3.31m)

**Kitchen:** 10' 8" x 7' 11" (3.26m x 2.42m) Vinyl floor covering, stainless steel sink area, combi gas boiler, fitted extractor unit.

**W.C.:** 6' 9" x 5' 10" (2.05m x 1.77m) Vinyl floor covering, low level w.c., pedestal wash hand basin.

**Externally:** A second side entrance is accessible off Bailey Street, allowing access to the side of the building with access into the internal eating area and beyond to two rear outside decking areas.

**Services:** Mains water, drainage, gas and electricity are understood to be connected.

**Local Authority:** Shropshire Council

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

Tel: 0345 678 9000

**Business Rates:** We have made verbal enquiries to the local authority and have been advised that the current rateable value is £4,550.00, however certain reliefs may be available to qualifying businesses. Prospective tenants should make their own enquiries.

**EPC Rating 53|C**

**Lease Terms:** The property is available on a new Full Repair and Insurance Lease, for a term to be agreed.

**Viewing & Further Details:** For further details or to arrange a viewing please contact the sole letting agents Oswestry office on (01691) 652367.







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