

BOWEN

PROPERTY SINCE 1862



Monthly rental of £495

Unit 2, The Old Fighting Cocks, Beatrice Street,
Oswestry, SY11 1QE

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steeped in heritage
with a forward
thinking outlook.

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General Remarks

Self-contained, ground floor shop unit set within a characterful, Grade II Listed building in Oswestry Town Centre. The property also includes a useful Cellar. The unit has been utilised for retail purposes for a number of years but could also be used for offices or as a workshop.

Location: The premises are situated within the main shopping area of the bustling market town of Oswestry. The town has a population of around 18,000 and serves a much wider rural area. The town has a host of high street chain and independent shops together with large indoor and street markets. Direct links onto the A5/A483 provides easy access to the county town of Shrewsbury and the cities of Wrexham and 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.

Accommodation

Main Room: 15' 5" x 12' 2" (4.7m x 3.7m) plus 10' 10" x 9' 6" (3.3m x 2.9m)

2nd Ground floor room: 11' 2" x 10' 6" (3.4m x 3.19m max.)

WC: With low level flush WC and wash hand basin.

Cellar: 10' 10" x 9' 11" (3.3m x 3.03m) plus 15' 11" x 9' 1" (4.86m x 2.76m max.)

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

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.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 678 9000

Business Rates: We are informed by Shropshire Council that the current Rateable Value is £3,300 for 2024/25. We understand that the previous occupiers have received a 100% rate relief for a number of years, but prospective tenants should make their own enquiries to Shropshire Council.

Lease Terms: Flexible lease terms are available.

EPC Rating: 55(C)

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





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