



BOWEN

PROPERTY SINCE 1862

Annual Rental Of £12,000

1 Willow Street, Oswestry, SY11 1AF

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General Remarks

Ground floor shop premises with double display frontage

Located in Oswestry Town Centre

Main trading area with further rear area and W.C.

Extending to circa 50 sq m (538 sq ft)

EPC Rating 60|C

Accommodation



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 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.

Main Trading Area: 26' 8" x 16' 9" (8.12m x 5.11m) Double display frontage.

Understairs storage: 16' 5" x 4' 2" (5.01m x 1.28m) Rear access door.

Rear Area: 10' 0" x 7' 5" (3.06m x 2.25m) Internet point, further rear access.

W.C.: 6' 11" x 5' 5" (2.10m x 1.64m) Timber effect laminate flooring, low level w.c., pedestal wash hand basin and electric water heater, uPVC window.



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.

Services: Mains water, drainage and electric 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 £10,750, however certain reliefs may be available to qualifying businesses. Prospective tenants should make their own enquiries.

Value Added Tax: We understand the property is not elected for VAT.

EPC Rating 60|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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Securing your tenancy

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