

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £425

The Old Co-Op, Ellesmere Road, St. Martins,
Oswestry, SY11 3AZ

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General Remarks

Ground floor shop premises with double display frontage
Located in St. Martins with great road links

Main trading area with storeroom, further rear area,
W.C. and kitchenette

Extending to circa 74 sq m (796 sq ft)

EPC Rating 71|C

Accommodation

Location: The unit lies on the main road between St. Martins and Ellesmere with highly visible road frontage and substantial passing road and foot traffic. Benefitting from excellent links onto the A5/A483 trunk roads giving easy access to Oswestry, Shrewsbury, Wrexham and Chester together with the A55 and motorway network. The area has an excellent bus service, whilst the nearby village of Gobowen (3 miles) has a main line train station offering direct services to Birmingham and Chester.

Main Trading Area: 19' 5" x 10' 8" (5.93m x 3.25m)
Wood effect laminate flooring, road frontage display window and entrance door, electric heater.

Storeroom: 10' 4" x 8' 0" (3.16m x 2.43m) Wood effect laminate flooring.

Middle Trading Area: 14' 2" x 12' 11" (4.32m x 3.94m)
Wood effect laminate flooring, rear access.

Rear Trading Area: 11' 0" x 9' 4" (3.35m x 2.85m)
Wood effect laminate flooring, electric storage heaters, two Velux roof lights.

Cloakroom: 4' 8" x 4' 0" (1.43m x 1.22m) Tile effect vinyl flooring, pedestal wash hand basin. 4' 8" x 2' 10" (1.42m x 0.86m) Separate low level w.c., extractor fan.

Kitchenette: 8' 10" x 5' 9" (2.68m x 1.74m) Wood effect laminate flooring, base units with work top surface over, stainless steel sink and drainer with mixer tap and electric water heater.

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

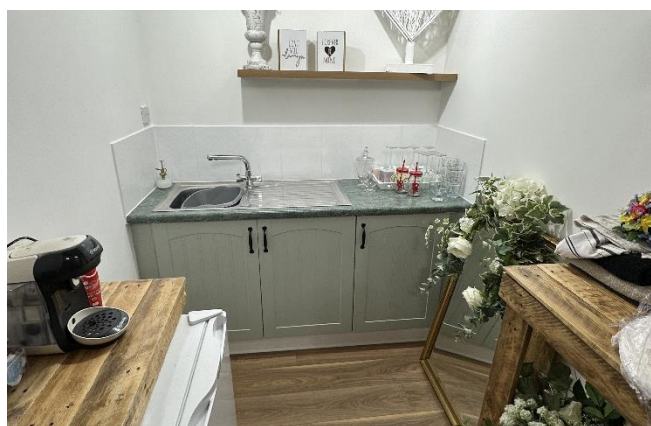
Business Rates: We have made verbal enquiries to the local authority and have been advised that the current rateable value is £4,400, however certain reliefs may be available to qualifying businesses. Prospective tenants should make their own enquiries.

EPC Rating 71|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.

Costs: The incoming tenant will be responsible for the any legal costs associated with drawing up the lease and the landlord's agent fees.





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