

**BOWEN**

PROPERTY SINCE 1862



Price on Application.

The Cross Market Hall, The Cross, Oswestry, SY11 1PJ

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## The Cross Market Hall, The Cross, Oswestry. SY11 1PJ



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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

### General Remarks

An exciting opportunity has arisen to occupy one of Oswestry's most iconic buildings. The Cross Market Hall has a long and proud history standing in a prominent position within the heart of the busy town centre since 1842. A significant scheme of structural improvements have recently been completed on the property which extends to approximately 2,141 sq ft (199 sq m) on the ground floor and 366 sq ft (34 sq m) on the first floor. In recent times the building has been used for retail purposes but it could accommodate a host of other uses, subject to any necessary planning permissions being obtained.

**Location:** The property is situated in the centre of the busy market town of Oswestry. The town itself has a growing population of over 17,000 and also serves a much wider rural area extending over the Welsh border. The town centre has a host of well known shops as well as an excellent selection of independent retailers, cafes, restaurants and public houses.

Easy access onto the A5 & A483 provide direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester as well as the motorway network beyond. The town has an excellent bus service whilst the nearby train station at Gobowen offers direct services to Birmingham and Chester.

**Accommodation:** The property is accessed off the main street frontage (with adjoining loading bays) leading into:

**Main Retail Area:** 57' 6" x 37' 7" (17.53m x 11.46m)  
With full height ceiling and glazed roof atrium. Large glazed window frontage onto street. Exposed brickwork. Feature lighting to ceiling, Former changing room/store

**Rear Hallway:** With Rear access door, doors into Meter cupboard containing electrical meters and circuit boards.

Door off Hallway into:

**Store Room:** 11' 6" x 2' 11" (3.5m x 0.9m)

Stairs off Rear Hall to:

**First Floor Landing:** With doors off to:

**Office:** 7' 1" x 8' 4" (2.16m x 2.53m) Electric heater

**Staffroom:** 17' 11" x 8' 11" (5.45m x 2.71m) Fitted sink unit and electric water heater, Electric Wall heater

**Toilets:** With low level Flush WC's and wash hand basins.



**Services:** We are informed that the property is connected to mains electricity, water, gas and drainage.

**Local Authority:** Shropshire Council - Tel: 0345 678 9000

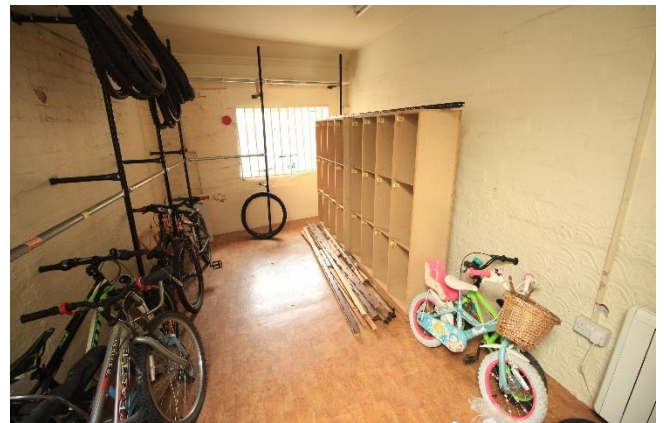
**Business Rates:** The current Rateable Value is £32,250 however certain reliefs may be available to qualifying businesses. Prospective tenants should make their own enquiries.

**Energy Performance Certificate :** EPC Rating D (93)

**Tenure:** Flexible Terms are available by negotiation.

**Viewings & Further Details:** For further details or to arrange a viewing please contact Bowen on 01691 652367

**What 3 Words Location:** briefer.blueberry.sharp:





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.