

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £525

37 Bailey Street, Oswestry, SY11 1PX

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General Remarks

Ground floor shop premises with recessed display frontage

Located in Oswestry Town Centre

Main trading area with separate store, Kitchenette & W.C.

Extending to circa 47 sq m (505 sq ft)

EPC Rating 89|D

Ground Floor Shop Premises with display and recessed frontage located within the main shopping area of the 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. Extending to circa 47 sq. m. (505 sq. ft.) the main trading area sits to the front of the unit with two separate rooms and W.C. to the rear. 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 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: 23' 5" x 14' 1" (7.13m max x 4.30m max) Display window recess of 4' 63" x 4' 86" (1.41m x 1.48m). Wood effect laminate flooring, internet point.

Kitchenette: 10' 2" x 7' 3" (3.09m x 2.20m max) Wood effect laminate flooring, matching base units with work top surface above, stainless steel sink and drainer with mixer tap, tile board splash backs, internet points, spotlights.

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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 expressively 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.

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Storeroom: 10' 1" x 6' 6" (3.07m x 1.98m max)

Carpet floor covering.

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 £6,800.00, however certain reliefs may be available to qualifying businesses. Prospective tenants should make their own enquiries.

EPC Rating 89|D

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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