

# BOWEN

PROPERTY SINCE 1862



Annual Rental Of £17,500

Brooklands House, Bailey Head, Oswestry, SY11 1PZ

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## General Remarks

### Commercial Office Building

Prominent position withing Oswestry Town Centre

Two floors of office space with lower ground storage

Extending to approximately 1,829 sq.ft. (170sq.m.), or thereabouts

Class E - Commercial Business & Service

EPC Rating TBC

## Accommodation

**Entrance Porch:** Accessible access to covered porch area with timber glazed door leading to:

**Ground Floor:** Approximately 80 sq.m. of office space, or thereabouts, including:

**Main Office:** 25' 11" x 19' 8" (7.91m x 5.99m) Timber entrance door off entrance porch, carpet floor covering, network cabling, electric wall mounted heaters, wall mounted A/C unit.

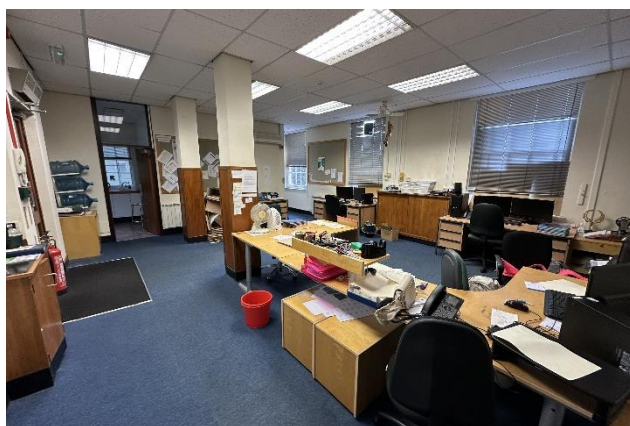
**Office 1:** 15' 0" x 13' 1" (4.58m x 3.98m) Carpet floor covering, network cabling, electric wall mounted heater.

**Office 2:** 15' 1" x 10' 3" (4.60m x 3.12m) Carpet floor covering, network cabling, electric wall mounted heater.

**Kitchen:** 9' 6" x 5' 6" (2.90m x 1.68m) Wood effect vinyl flooring, matching wall and base units with work top surface above, stainless steel sink and drainer with mixer tap, electric water heater, electric wall mounted heater, extractor.

**W.C.:** 7' 3" x 4' 4" (2.20m x 1.31m) Carpet floor covering, low level w.c., pedestal wash hand basin with tile splash back and electric water heater, extractor fan.

**Accessible W.C.:** 7' 3" x 5' 0" (2.20m x 1.52m) Carpet floor covering, low level w.c., wash hand basin with tile splash back and electric water heater, electric hand dryer, extractor fan.



**First Floor:** Approximately 65 sq.m. of office space, or thereabouts, including:

**Meeting Room:** 12' 8" x 9' 10" (3.87m x 3.00m) Carpet floor covering, network cabling, electric wall mounted heater.

**Office 1:** 15' 9" x 13' 3" (4.80m x 4.03m) Carpet floor covering, network cabling, electric wall mounted heater.

**Office 2:** 23' 10" x 15' 2" (7.26m x 4.62m) Carpet floor covering, network cabling, two electric wall mounted heaters and wall mounted A/C unit.

**Kitchen:** 6' 10" x 4' 2" (2.08m x 1.27m) Carpet floor covering, matching wall and base units with work top surface above, stainless steel sink and drainer with mixer tap, extractor fan.

**Male W.C.:** 5' 8" x 4' 1" (1.72m x 1.25m) Carpet floor covering, low level w.c., pedestal wash hand basin with electric water heater, extractor fan.

**Female W.C.:** 5' 8" x 4' 3" (1.72m x 1.30m) Carpet floor covering, low level w.c., pedestal wash hand basin with electric water heater, extractor fan.





**Lower Ground Floor:** Standing at approximately 37 sq. m., currently used as storage by the current occupiers but with scope to be used as further office space as required with the benefit of existing kitchen and toilet facilities.

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

**Local Authority:**

Shropshire Council

Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Tel: 0345 678 9000

**Business Rates:** We have made verbal enquiries to the local authority and have been advised that the current rateable value for the Lower Ground Floor is £1,625 and for the First Floor is £9,000.

Certain reliefs may be available to qualifying businesses. Prospective tenants should make their own enquiries.

**Usage:** The property is designated Class E, Commercial Business & Service

**Agent Note:** The property is understood to be Grade II Listed.

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

**EPC Rating TBC**

**Tenure:** We understand that the property is freehold.

**Lease Term:** The property is available on a new Full Repair and Insurance Lease, for a term to be agreed.

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



**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.