



Annual Rent of £12,000

1 Willow Street, Oswestry, SY11 1AF

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with a forward  
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## General Remarks

High Street Commercial Retail Opportunity – Willow Street, Oswestry

(Food & Hospitality Uses Considered)

- **Prime town-centre position within a short walk of established national operators including Costa Coffee, Greggs, JD Wetherspoon, Peacocks, WH Smith and Superdrug**
- **Strong pedestrian footfall and high visibility**
- **Surrounded by established retail and food operators, supporting consistent day-time and evening trade**
- **Rear access and existing ventilation infrastructure, suitable for food preparation and extraction**
- **Recently refurbished neighbouring commercial unit, enhancing the overall street appeal**

A prominent town-centre commercial unit offered in a deliberately raw and adaptable shell condition, providing an excellent opportunity for a wide range of commercial occupiers, including retail, café, restaurant, takeaway and other food-led businesses, to design and fit out the premises to suit their brand and operational requirements. Extending to circa 50 sq. m. (538 sq. ft.)

The landlords are open to considering food and hospitality operators alongside other appropriate commercial uses, subject to the usual consents.

\*Financial and Professional Help Available from the Landlord for Renovations\*Extending to circa 50 sq m (538 sq ft)

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.

**Fit-out and Landlord Support:** The property has been intentionally left in a shell condition to allow an incoming tenant maximum flexibility in layout, configuration and branding. The landlords are open to contributing both financially and professionally towards an agreed fit-out, subject to covenant strength and lease terms. Early discussions are actively encouraged when enquiring or viewing.

**Suitable For:**

- Retail operators
- Cafés and coffee operators
- Restaurants and bistros
- Takeaway or grab-and-go concepts
- Food-led or service-based commercial businesses.

Viewings highly recommended. Flexible and motivated landlords.

**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.

**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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