

BOWEN

PROPERTY SINCE 1862



Annual Rental of £8,400

31A Bailey Street, Oswestry, SY11 1PX

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General Remarks

First floor commercial space
Approx. 250 sq. m. (2690 sq. ft.)
Busy town centre street location
Private access from street level
Large plate glass windows
Kitchenette and toilet/shower facilities

Accommodation

Glazed Entrance Door: Providing private street level access, leading to:

Stairs to First Floor Unit

Open Area: 69' 10" x 28' 8" (21.28m x 8.74m) Large plate glass windows overlooking Bailey Street, kitchenette with sink unit and vaulted ceiling with translucent ceiling panels, 3 radiators. Rear access via staircase to shared courtyard.

Rear Hallway: Leading to:

Male Changing Rooms: 9' 5" x 6' 8" (2.88m x 2.04m) With 2 showers (1.57m x 1.74m).

Female Changing Rooms: 8' 6" x 7' 10" (2.59m x 2.38m) With 2 showers (1.90m x 1.60m) and W.C. with wash hand basin (2.20m x 1.84m).

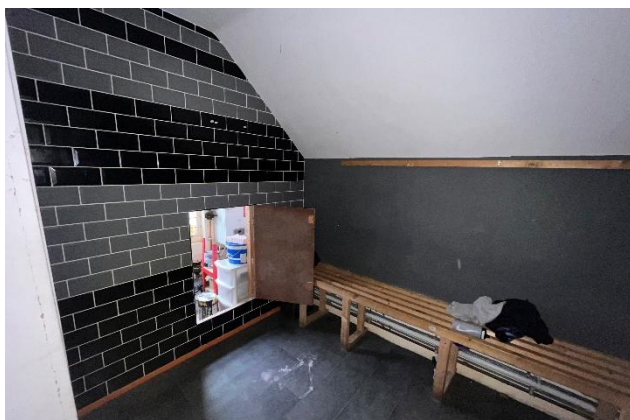
Separate W.C.: 5' 9" x 4' 6" (1.75m x 1.37m) W.C. with wash hand basin.

Services: Mains gas, electric, water and drainage are understood to be connected.

Local Authority: Shropshire Council

Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Tel: 0345 678 9000



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.

Business Rates: We have made verbal enquiries to the local authority and have been advised that the current rateable value is £7,200 pa. 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.

EPC Rating C|65

Tenure: We understand the property is freehold.

Lease Terms: The property is available on a new Internal Repairing 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.

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