



TO LET

15 CROSS STREET, OSWESTRY, SHROPSHIRE. SY11 2NF

- **Busy town centre retailing position adjoining Coral Bookmakers and diagonally opposite Sports Direct and Poundland.**
- **Ground floor sales of 1,023 sq.ft., and entire upper floors available if required.**
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

LOCATION

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Dorothy Perkins, Home Bargains, Costa, Greggs, McKays and many others.

These premises are situated in a busy, central position, and diagonally opposite Sports Direct and Poundland, adjoining Coral Bookmakers and along the road from British Red Cross.

DESCRIPTION

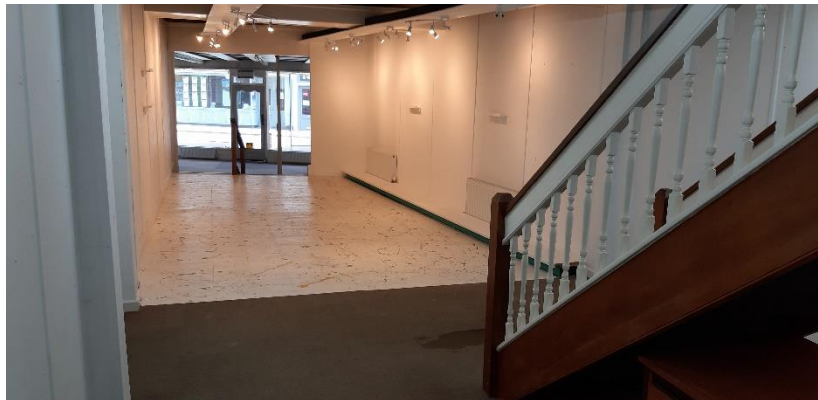
A traditional retailing building with the following accommodation:-

Ground Floor

Front internal width of 17'9"/5.4m, with a double glazed shop front with central doorway.

Sales depth maximum 76'9"/23.63m.

Sales area in good order, providing **1,023 sq.ft. / 95.04 m.sq.**



First Floor

Sales of **455 sq.ft. / 42.32m.sq.**

Pure stock/storage **617 sq.ft. / 57.32 m.sq.**



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Second Floor

Storage	258 sq.ft. / 23.97 m.sq.
Toilets, kitchen	-

TERMS OF OFFER

The premises are offered to let at a rent in the region of £14,000 p.a. exclusive.

VAT

We await confirmation as to whether the property is elected for VAT.

BUSINESS RATES

The building has a rateable value of £14,250, and interested parties should speak to the Local Council – Shropshire Council on 03456789003, to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATING

Rating 'C'

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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