



TO LET

2 VICTORIA STREET, OSWESTRY, SHROPSHIRE. SY11 2BP

- Situated on main traffic road into the town centre, diagonally opposite the newly opened Co Op Store on Victoria Road.
- Sales of 1,037 sq.ft. and storage of 186 sq.ft. with potential display forecourt and easy parking to side Victoria Street.
- **Joint Agents: Carter Towler**
- Contact Oswestry Office:
01691 659659
oswestry@celtrowlands.com

LOCATION

Oswestry is the Shropshire's third largest town with a Borough population of around 36,000 and a catchment substantially higher. The town has a range of substantial employers including British Telecom, Burbidges, Practice Plan and a multitude of office and industrial based companies.

These premises are situated in a highly prominent main traffic route into and close to the town centre shopping and opposite the newly open Co Op Store. There is easy parking directly benefitting these premises along Victoria Road and Victoria Street.

ACCOMMODATION

A ground floor lock up shop/showroom having tiled floor, suspended ceiling with recessed strip lighting, shop front with automatic sliding door (not tested). At the rear there is a kitchenette, staff wc and steel security door. 3 Phase electricity connected to drive former refrigeration units.

Approx. Net Frontage - 7.24m

Shop Depth Max. - 15.36m

Built Depth Approx. - 18.00m

Ground Sales - 1,037 sq.ft. / 96.30 m.sq.

Ground Storage - 186 sq.ft. / 17.20 m.sq.

RENT AND LEASE TERMS

The premises are available on a new term to be agreed. Alternatively the former tenant (Co Op) have a remaining lease on the premises expiring in August 2019 and it may be possible for interested parties to take an assignment of this lease.

Rent on application.

BUSINESS RATES

We understand from verbal enquiries with the Local Authority (Shropshire County Council –

0345 6789003) that the following rates apply for 2015/16. Rateable Value £3,650. Payable £1,752 p.a. Interested parties should verify this information for themselves as we believed concessions will apply.



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