



## FOR SALE/TO LET

**28-30 LEG STREET, OSWESTRY, SHROPSHIRE. SY11 2NN**

- Superb town centre shop in highly prominent corner position, facing towards Salop Road.
- Ground floor sales area of 1669 sq.ft./155 m.sq. with first floor storage of 361 sq.ft./33.50 m.sq.
- Situated between the town's town prime retailing pitches of Cross Street and English Walls.
- Contact Oswestry Office  
01691 659659  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

## LOCATION

Oswestry is Shropshire's third largest town with a good range of multiple high street retailers including Boots, W H Smith, Argos, Edinburgh Woollen Mill and Wilkinsons to name a few.

These premises are situated in a highly prominent corner position facing Salop Road and on the junction with English Walls and Leg Street, between the town's prime retailing pitches of Cross Street and English Walls and Sainsbury's Supermarket.

## ACCOMMODATION AND DESCRIPTION

These are ground and part first floor retail premises, formed partially from an ancient half-timbered building but very largely as a later, modern extension to the original. The accommodation is as follows.

Shop Frontages to Leg Street and return to English Walls, in total gross approximately 15m/49'21".

Shop Depth approximately 21.4m/70'4"

Total Net Sales approximately

155.06 m.sq./1669 sq.ft.

First Floor Storage 33.50 m.sq. / 361 sq.ft.

Staff WC with wash basin -

## APARTMENTS IN SEPARATE OWNERSHIP FOR SALE

Two apartments on first floor above No.28-30 Leg Street are available. For more information please contact the agents:- Halls 01691 670320..

## PRICE AND TENURE

Offered to let on a traditional commercial lease in the region of £14,000 p.a. exclusive, on a full

repairing and insuring lease with the ingoing tenant being asked to discharge the landlord's reasonable legal costs.

Alternatively, it is understood that effectively the freehold (a share of the freehold property, but based upon a long 999 year unexpired ground lease – granted relatively recently) could be purchased, asking price £135,000 region.

## BUSINESS RATES – 2017 Assessment

RV: £15,250

Payable: £7,198

Interested parties are advised to confirm this information with the Local Authority - Shropshire Council – 0345 6789003.

## EPC

The property has a 'E' Energy Performance rating..



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