



## FOR SALE / TO LET

**3 BEATRICE STREET, OSWESTRY, SHROPSHIRE. SY11 1QE**

- Well located, town centre premises, close to the pedestrianised area in Albion Hill which leads to the Bailey Head regular market.
- On street parking in the immediate vicinity.
- Premises of 814 sq.ft./75.68 m.sq. sales, plus further ancillary space.
- VIEWING - Contact Oswestry Office: 01691 659659  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

## 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. A strong and friendly community, the town has an excellent range of food stores, operating banks, good range of national retailers as well as a wealth of specialist shops of good quality. The surrounding countryside also has much to offer, being on the Welsh Marches, there is the famous Old Oswestry Hill Fort and many other nearby attractions, too numerous to mention.

These premises are situated at the beginning of Beatrice Street, soon after it connects with Leg Street, close to the pedestrianised Albion Hill and the regularly held markets at the Bailey Head. The immediate vicinity is made up of a range of retail and other service businesses and these premises occupy a prominent and bold position within the street.

## DESCRIPTION

A single storey building with the following accommodation.

Shop Frontage 9.25m / 30'5"  
Shop and Built Depth 10.55m / 34'7"

Sales Area which benefits from a double plate glass window frontage, with quarry tiled style flooring, plastered and painted walls, ceiling incorporating spotlighting and air conditioning unit. Sales counted left in situ.

Storage/Ancillary Area accessed from the rear sales to corridor serving staff kitchen with sink unit, cupboards and worktop, in all estimated at approximately - 4.00 m.sq. / 43 sq.ft.

Staff WC and wash basin

**Total Sales and Commercial Area Approx.**

**79.70 m.sq. / 857 sq.ft.**



## PRICING

A price of £125,000 is asked for the freehold with vacant possession.

Please contact the agents for more information if you wish to consider leasing the premises.

## VAT

The property is not elected for VAT.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

## **BUSINESS RATES**

The premises will require reassessing for business rates purposes and the agents however will be able to give a guide on the assessment figure and likely rates payable. There is a virtual certainty that concessions will apply so that the actual rates payable will be extremely low.

Interested parties should however contact the Local Authority (Shropshire County Council – 0345 6789003) to establish the current rates payable.

## **EPC**

Rating 'F'.

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