



TO LET

32-36 WILLOW STREET, OSWESTRY, SHROPSHIRE. SY11 1AD

- The landlords will consider a range of alternative uses, subject to obtaining planning and Listed Building permissions. A Grade II Listed, 16th or 17th Century building with the potential for revealing great character and period features.
- Prominent town centre position. Ground floor of 887 sq.ft. and first floor of 906 sq.ft. net internal approximately. Rear garden/yard.
- **VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

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.

Willow Street is a long and wide thoroughfare, and these premises are situated close to the main town centre Post Office, Wetherspoons, Home Bargains and Sebastian's Restaurant, and amongst other retail and commercial buildings.

DESCRIPTION

A Grade II Listed, 16th or 17th Century building on ground and first floors, being mainly of traditional construction with later additions at the rear. There is a sizeable rear garden/yard which may have attractions for some uses, perhaps as an outside seating area. Side pedestrian access.

Front Internal width with plate glass windows	11.20m / 36'10"
Shop depth	7.60m / 25'
Ground Floor Retail/Office Area	67.26 m.sq. / 724 sq.ft.
Ground Floor Office (potential retail)	15.14 m.sq. / 163 sq.ft.
Staircase to First Floor, circulation area and Ladies and Gents WCs with Small Kitchenette Area	-
Total Net Internal Ground Floor Area Approx.	82.40 m.sq. / 887 sq.ft.
First Floor with Three Principal Office Rooms	52.72 m.sq. / 566 sq.ft.
Storage Room , storage in eaves and landing area	31.59 m.sq. / 340 sq.ft.
Total Net Internal First Floor Area Approx.	84.31 m.sq. / 906 sq.ft.



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

POTENTIAL OF THE BUILDING

The building is offered to let in its existing format, that of, so we understand, established offices. Subject to agreement on letting terms, the owners may consider alternative uses such as retail, restaurant/café, part residential, all subject to the necessary planning, Listed Building and Building Regulations/other statutory permissions which might be required in any change. There are many period features already evident within the building which could be a conversion scheme.

The premises may be suitable also for division into two separate occupations.

RENT AND LEASE TERMS

The premises are offered to let for a term of years to be agreed, with the ingoing tenant being asked to be responsible for the landlord's reasonable legal costs in connection with the granting of the lease. The rent being asked is available on application to the agents.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2018 is £12,250, and for rate payers for which this building might be their sole rating liability, they are likely to obtain just over 90% business rates relief, which would be awarded upon application to Shropshire Council - 0345 6789003. We understand that the most recent rate payable from the previous occupier were £562.55 for the past year. Rates bills change annually at the beginning of April. As this building is listed, if empty it will attract 100% business rates relief we understand.

EPC

Rating ' '.

VIEWING

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