



## LEASE AVAILABLE ON BEAUTY SALON 5 LEG STREET, OSWESTRY, SHROPSHIRE. SY112NL

- Oswestry town centre premises, amounting to 810 sq.ft./75.25 m.sq. of space.
- Exceptionally well fitted out to a high standard for the business of beauticians and tanning. May suit allied or similar trades.
- A new lease and an affordable rental. Low attractive price.
- Contact Oswestry Office:  
01691 659659  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

## LOCATION

Situated in Shropshire's third largest town with a former borough population in excess of 30,000 and a catchment substantially in excess of this.

These premises are in Leg Street, at the foot of Albion Hill.

## THE BUSINESS PREMISES AND FIT OUT

These premises are unexpectedly available and our client are offering the premises for reasons personal to them.

The interior of the premises have been substantially refurbished by our clients to most modern standards and a range of fixtures and fittings are offered. The business which closed for trade in July 2017 has operated for a couple of years and has experienced an attractive turnover and profitability is proven.

A small premium to acquire the fixtures and fittings and the obvious goodwill is asked, but of course offers will be considered and interested parties are invited to telephone the agents to discuss prospects. This is an ideal opportunity for an existing business to relocate, a second branch to be acquired or a new entrant to steal a march on competitors by acquiring such exceptionally well fitted premises at a comparatively small cost.

For a full list of fixtures and fittings within the sale, please enquire further.

## THE PREMISES

The premises are a traditional retail building, arranged as follows:-

### Ground Floor

Plate glass shop window with central door.

Front Internal Width	4.32m
Shop Depth	8.81m

Main Sales Area, open plan with light and attractive staircase leading to the first floor, well fitted wc and kitchen/staff room.

Total floor area (of which front sales are 305 sq.ft./28.73 m.sq.) – 352 sq.ft./33.14 m.sq.

### First Floor

Attractively decorated staircase and landing leading to consulting room with wash basin, smaller room with smaller tanning room – 149 sq.ft./13.83 m.sq.

### Second Floor

Having consulting room and office – 304 sq.ft./28.28 m.sq.

**Total Net Internal Floor Area Approximately – 810 sq.ft./75.25 m.sq.**



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

## **RENT AND LEASE TERMS**

A rent of £6,000 p.a. (£500 pcm) exclusive on an internal repairing and insuring lease for a term of years to be agreed, with the ingoing tenant being asked to contribute towards the landlord's

reasonable legal costs in connection with the granting of the lease.

## **BUSINESS RATES**

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2017/18 is £5,300. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789003) to establish the current rates payable, as we believe concessions may apply.

## **EPC**

An EPC has been commissioned and will be available soon.

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