

PRIME RETAIL UNITS TO LET/FOR SALE
UNITS 1 AND 2, 5-9 CROSS STREET
OSWESTRY, SHROPSHIRE



- In the towns prime pitch, two units which can be taken separately or together.
- Unit 1 – 98.11 m.sq. / 1,056 sq.ft. and Unit 2 – 150.41 m.sq. / 1,619 sq.ft. Extensive first and second floors if required as ancillary.
- Joint Agents: Mason Owen.

OSWESTRY
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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.

G C Rowlands, BSc (Hons) Est Man MRICS

Consultants:

R D Hughes MRICS IRRV (Hons)
S R J Phillips BSc (Hons) MRICS
R Daykin-Houlbrook MRICS MCI Arb
J Williams BSc (Econ) DipEP MRTPI

LOCATION

Oswestry is a historic and attractive market town with a district population of over 37,000 and with a substantial catchment beyond this, stretching far into the County and into Mid and North Wales. The town boasts a host of multiple traders as well as regional operators such as Dorothy Perkins, Sports Direct, New Look, M & Co., Superdrug, Boots, Greggs, Edinburgh Woollen Mill and Home Bargains.

The region benefits from good road links via the A5 which connects Oswestry and Shrewsbury and the M54 and M6 motorways.

ACCOMMODATION

Unit One

Ground Floor Sales	98.11 m.sq. / 1,056 sq.ft.
First Floor Ancillary	59.90 m.sq. / 636 sq.ft.
Second Floor Ancillary	56.49 m.sq. / 608 sq.ft.

Unit Two

Ground Floor Sales	150.41 m.sq. / 1,619 sq.ft.
First Floor Ancillary	67.17 m.sq. / 723 sq.ft.
Second Floor Ancillary	63.17 m.sq. / 680 sq.ft.

Taken as a whole or split

It can be seen that a variety of floor space can be taken, giving a maximum of 2,675 sq.ft. ground floor. Because the upper floors can also be accessed independently, parts of all of the upper floors can be offered with the shop(s) if required.

LEGAL COSTS

Each party to bear their own respective legal costs.

RENT

Unit 1 - £30,000 p.a.
Unit 2 - £35,000 p.a.

BUSINESS RATES

We understand from verbal enquiries with the Local Authority (Shropshire Council – 0345 6789002) that the following rates apply for 2014/15. Interested parties should verify this information for themselves.

Unit One	Rateable Value £30,000	Payable £14,460 p.a.
Unit Two	Rateable Value £43,000	Payable £20,726 p.a.

VIEWINGS

By arrangement through Celt Rowlands & Co.- 01691 659659 or Mason Owen - 0151 242 3000.

EPCS

Unit One – An EPC has been commissioned and will be available shortly.
Unit Two – Rating Assessment Band D77. Full EPC available on request.

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UNIT TWO



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