TO LET

58 BEATRICE ST., OSWESTRY, SHROPSHIRE. SY11 1QW

- **Ground floor lock up shop premises of 605 sq.ft. on busy traffic route on edge of town centre close to Morrisons and Aldi with on street parking.**

- **Recently developed with the benefit of security grills and offered in clean decorated condition, ready for occupation. Alternative office or other commercial uses possible, subject to consents.**

  - **VIEWING: Celt Rowlands & Co. 01691 659659.**

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LOCATION

Oswestry is a historic and attractive market town with a district population of over 37,000, with a developing and busy retail centre and these premises are situated just on the edge of the centre along the principal traffic route in Beatrice Street, within a matter of 30-50 metres of the Morrisons and Aldi stores, bus station and adjoining a number of other retail and commercial businesses with on street parking in front of the premises.

These premises are ideal for businesses seeking both pedestrian flow and easy vehicle drop off and collections.

ACCOMMODATION

Gross internal frontage   5.23 m

Shop depth   9.33 m

Built depth   11.40 m

Sales area with small stud partitioned storage area at rear (8.44 m.sq. / 91 sq.ft.), area excludes w.c. and wash hand basin.

Total Approx. Net Internal Floor (all sales)   56.29 m.sq. / 605 sq.ft.

RENT AND LEASE TERMS

A rent in the region of £7,800 p.a. is asked on a full repairing and insuring basis, by way of a proportional charge, for a term of years to be agreed with the ingoing tenants being asked to discharge the landlord's reasonable costs in connection with the granting of the lease.

BUSINESS RATES

We understand from verbal enquiries with the Local Authority (Shropshire Council – 0345 6789003) that the current Rateable Value is £5,200. Please contact Shropshire Council as we believe concessions may apply to the rates payable.

VIEWINGS

By arrangement through the agents Celt Rowlands & Co. on Tel: 01691 659659.

EPC

An EPC has been commissioned and will be available shortly.

Celt Rowlands & Co. CHARTERED SURVEYORS

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