



## TO LET

**9 CROSS STREET, OSWESTRY, SHROPSHIRE. SY11 2NF**

- In the town's prime pitch, retail unit of 150.41 m.sq. / 1619 sq.ft.
- Extensive first and second floor if required as ancillary.
- Contact Oswestry Office: 01691 659659  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

## 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

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.

## RENT

£35,000 p.a., although all reasonable proposals will be considered.

Terms of lease to be agreed.

## BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the estimated 2017 Rateable Value is: £30,000. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789003) to establish the current rates payable.

## EPC

Rating 'D'.

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