



TO LET

16A YORK STREET, OSWESTRY. SY11 1LX

- Corner shop lock up premises of 375 sq.ft., previously used as, and still largely fitted out for hairdressing, but may also be suitable for similar and alternative uses.
- Popular neighbourhood centre, only just beyond the town centre with unrestricted on-street parking.
- VIEWING: Celt Rowlands & Co. 01691 659659.

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. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Prezzo, Home Bargains, Costa, Greggs.

These premises are situated just to the North, and within normal and easy walking distance of the absolute town centre, within a popular neighbourhood, residential area, on the junction of York Street and Upper Ash Road, adjoining the Smiths Bakery, where there is relatively easy on-street parking.

DESCRIPTION

A lock up shop unit with plate glass display window, corner customer entrance door, open retail sales area, fitted out from the previous use that of hairdressing, with some cutting positions/hair wash positions and other services provided, as shown in the attached photographs. The landlords are happy to remove existing fixtures and fittings if these are not needed.

Unit with main dimensions of 7.48m x 5.79m, amounting to an approximate net internal floor area of

375 sq.ft. / 33.85 m.sq.

WC with wash basin

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TERMS OF OFFER

A rent in the region of £6,500 p.a. is asked, on a internal repairing and insuring basis. The ingoing tenant is asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

VAT

We understand that the premises are not elected for VAT.

BUSINESS RATES

The building has a rateable value of £2,300, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATING

An EPC has been commissioned and will be available shortly.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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