



TO LET / FOR SALE

6 WILLOW STREET, OSWESTRY, SHROPSHIRE. SY11 1AA

- Prime town centre retailing position.
- Ground floor sales 501 sq.ft. with excellent upper floors.
- VIEWING: Oswestry Office: 01691 659659 oswestry@celtrowlands.com

LOCATION

Oswestry is Shropshire's third largest town, with the former borough population of around 36,000 and a catchment substantially higher.

These premises are situated in a prime retailing position between The Edinburgh Woollen Mill and the town's Post Office. Please see the attached traders plan.

DESCRIPTION

Front Internal width: 14'9" / 4.5m

Shop Depth: 44'5" / 13.5 m

Ground Floor Sales: 501 sq.ft./46.54 m.sq. There are some fittings which may be suitable for catering use.

First Floor with Excellent storage/offices: 47.04 m.sq. / 506 sq.ft.

WC with wash basin.



RENT, LEASE TERMS AND FREEHOLD OPTION

The premises are offered to let on a full 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. Rent: £8,500 p.a.

The premises are also offered for sale freehold, at an asking price of £139,000 region. The adjoining premises, No.8 Willow Street, is also available, with the current business being unaffected.

VAT

We have been advised by the landlord that the properties are not elected for VAT.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the following Rateable Values apply. Interested parties should contact the Local Authority (Shropshire Council) to establish the current rates payable, as we believe concessions may apply.

Ground and Part First Floor: £11,250

Part First Floor: £ 2,600

EPC - An EPC has been commissioned.

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