

TO LET

Cafe/Restaurant, 3 Church Street,
Oswestry, Shropshire SY11 2SU

Halls¹⁸⁴⁵

COMMERCIAL



- Extensively refurbished two storey cafe/restaurant
- Gross Internal Area 237.8 m sq (2,560 sq ft)
- Close proximity to multiple national operators
- Public car park to the rear

Rent: £38,000 per annum (Exclusive)

hallsgb.com

01743 450 700

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LOCATION

The property is located in a prime position on Church Street in the centre of Oswestry, with nearby national retailers including Greggs (next door), Costa, M&Co, The Edinburgh Woollen Mill, Clarks and Subway.

Oswestry is a popular market town in north Shropshire serving a far reaching local community. The location benefits from a public car park to the rear.

DESCRIPTION

The property comprises a retail premises with accommodation set out over two floors, fronting onto Church Street, with a secondary frontage to the rear, overlooking a prominent public car park.

The accommodation is planned to be subject to a scheme of works which will create a retail unit fronting Church Street, a restaurant premises to the rear overlooking the car park and three kiosk units in the centre of the building, fronting onto the English Walls passageway which runs down the length of the property.

ACCOMMODATION

(All measurements are approximate only)

	sq ft	m sq
GIA	2,560	237.8

RENT

£38,000 (Exclusive) per annum, payable quarterly in advance by standing order

PLANNING

The property is understood to benefit from planning consent for Use Classes A1 and A3 of The Town and Country Use Classes Order 1987.

TENURE

The units are available to let on Tenants Full Repairing and Insuring leases for a length of term by negotiation.

RATEABLE VALUE

Online enquiries to the local authority advise the following:

[The property is yet to be assessed](#)

Interested parties should make their own enquiries.

EPC

To order

SERVICES

Not tested at the time of our inspection.

Mains gas, water, electricity and drainage are all understood to be connected.

LEGAL COSTS

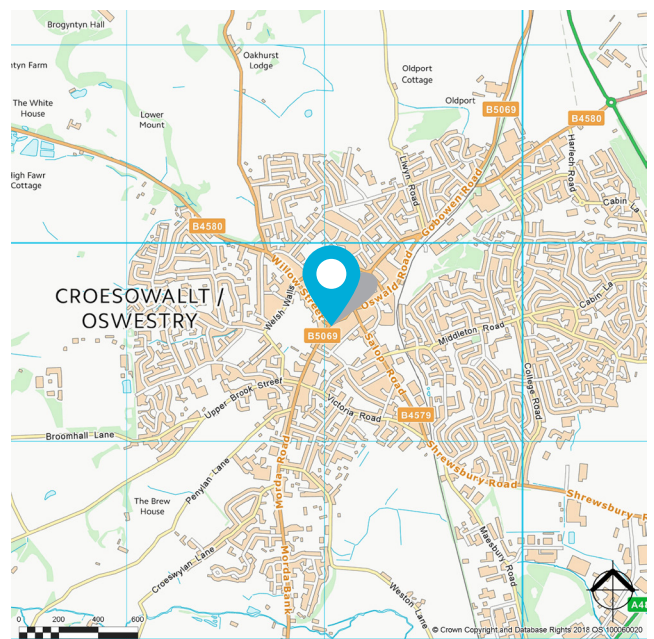
Each party is responsible for their own legal costs.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.

LOCAL AUTHORITY

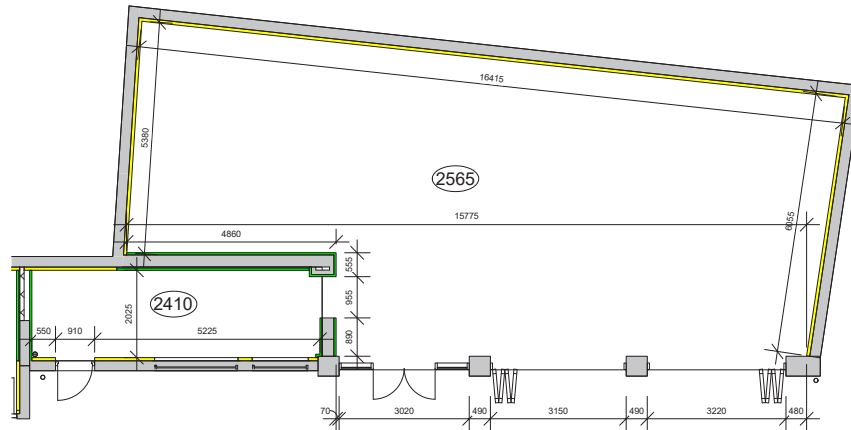
Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury SY2 6ND
Telephone: 0345 678 9000



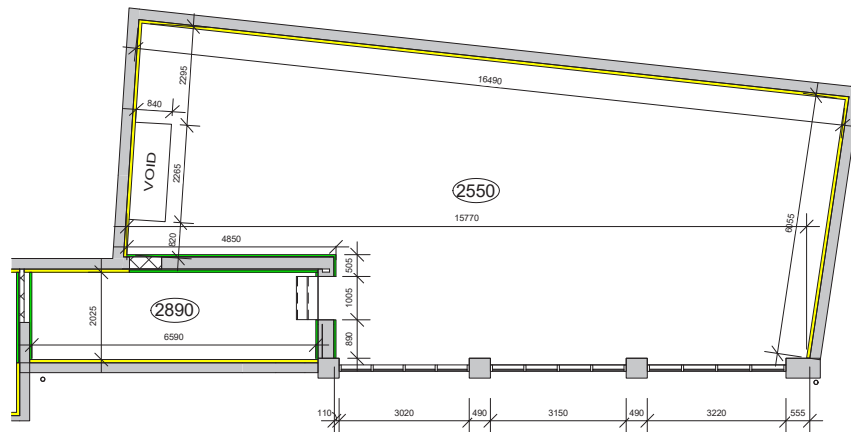
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SY11 2SU

Ground Floor
1 : 100



First Floor
1 : 100



Viewing via the sole agents:

James Evans - 07792 222 028
E: james.evans@hallsgb.com

Huw Bevan - 07795 486 267
E: huwb@hallsgb.com



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RICS

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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own

enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken or created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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