

JOHNSON FELLOWS

CHARTERED SURVEYORS

Oswestry, 6 Cross Street, SY11 2NG - For Sale / To Let



LOCATION

The property is located in the market town of Oswestry, Shropshire, which is situated approximately 14.2 miles South of Wrexham and 17.7 miles North West of Shrewsbury.

Oswestry hosts a mix of national and local operators, with national operators including Costa, Greggs, Barclays Bank, Superdrug, Sports Direct and Poundland all within close proximity. The unit is situated on Cross Street and is adjoined by New Look and Pep & Co.

DESCRIPTION

The property comprises a three storey building with basement storage of traditional brick construction, with a glazed timber framed double frontage and Georgian style sash windows on the upper floors.

ACCOMMODATION

The premises comprise the following approximate floor areas:-

Ground Floor Sales 137.03 sq m 1,475 sq ft Ground Floor Storage 3.99 sq m 43 sq ft



First Floor Storage 139.32 sq m 1,500 sq ft Second Floor Storage 48.04 sq m 517 sq ft Basement Storage 53.38 sq m 575 sq ft

TENURE

The property is available by way of a new lease for a term of years to be agreed. Alternatively, the freehold interest is also available.

RENT

£25,000 per annum exclusive

PRICE

Offers over £300,000

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £33,500

Interested parties should verify this information with the local rating authority.

EPC

C74

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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johnsonfellows.co.uk



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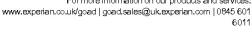


50 metres



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