



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

Connor Shaw

Email: connor.shaw@johnsonfellows.co.uk

johnsonfellows.co.uk



JOHNSON FELLOWS

CHARTERED SURVEYORS



Experian Goad Plan Created: 10/12/2020
Created By: Johnson Fellows



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



johnsonfellows.co.uk

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.