

OSWESTRY

ENGLISH WALLS

SUBSTANTIAL WELL LOCATED RETAIL BUILDING / FORMER CINEMA

AVAILABLE BY WAY OF A NEW LEASE

Subject to Vacant Possession

Location

The property is located in a prominent location in the centre of Oswestry, close to the town centre car park with customer entrances off both English Walls and Cross Street. Nearby occupiers include **Sports Direct**, **Heron Foods** and **B & M**. The property can be more readily identified from the attached Goad plan extract.

Accommodation

A substantial property arranged on four floors with the following areas:

Ground Floor Sales	5,940 sq ft	551.8 sq m
Mezzanine (Trading)	3,076 sq ft	285.8 sq m
First Floor Sales	772 sq ft	71.7 sq m
Second Floor	419 sq ft	38.9 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£45,000 per annum exclusive**.

The freehold is also available – please contact the agents for further details.

EPC

The Energy Performance asset rating is Band D, 76. A full copy of the EPC is available for inspection if required.



Business Rates

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:

Rateable Value £48,750
 Rates Payable (18/19) £24,033.75

Interested parties are advised to make their own enquires on 0345 678 9000.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

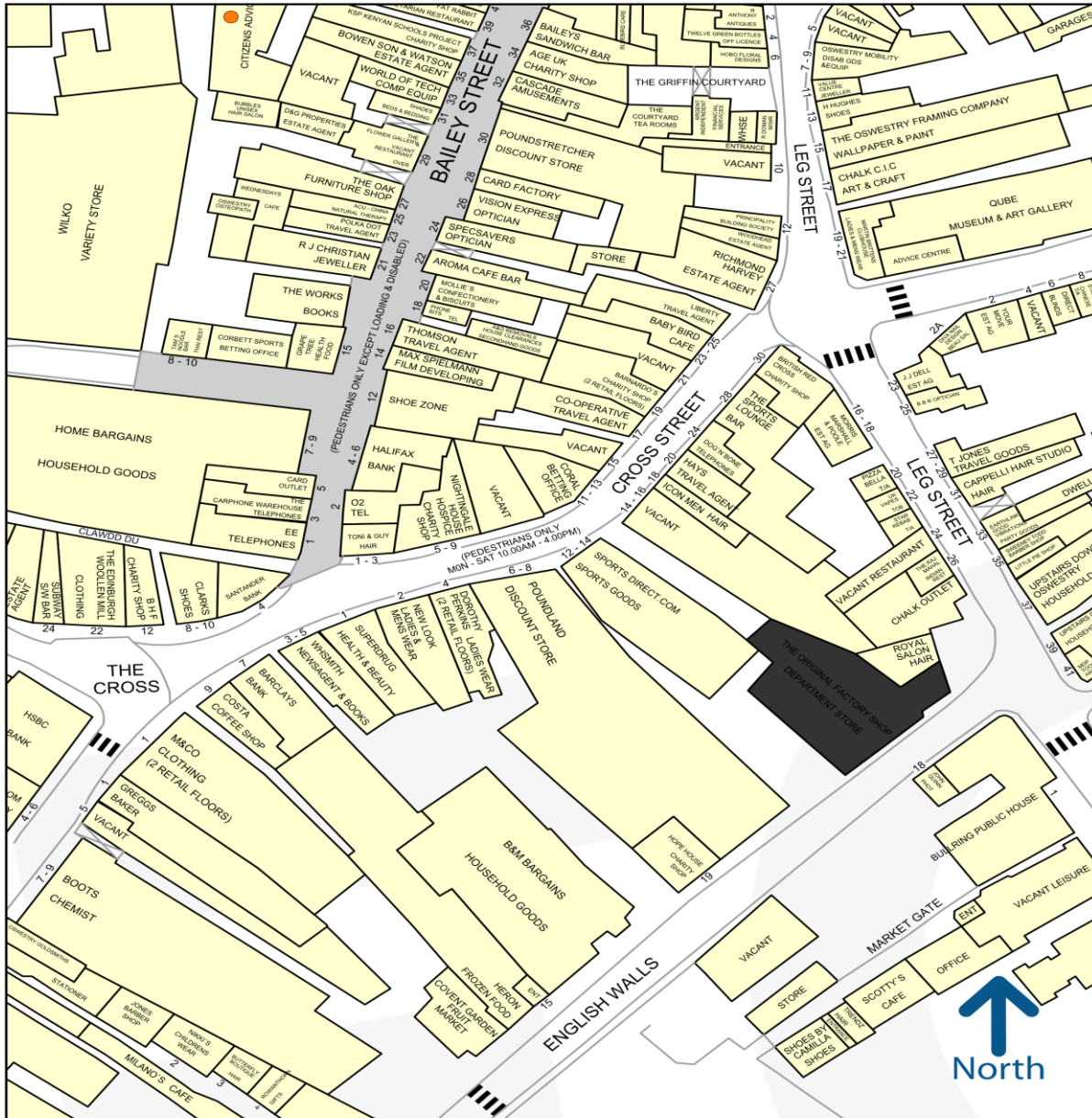
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver llyr@emanueloliver.com
 0151 236 6725.



Oswestry



Experian Goad Plan Created: 11/07/2018
 Created By: Emanuel Oliver Ltd



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

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

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.

RETAIL & LEISURE PROPERTY SPECIALISTS

0151 236 6700

1 Old Hall Street, Liverpool, L3 9HF

www.emanueloliver.com