



## TO LET

**16a CHURCH STREET, OSWESTRY, SHROPSHIRE. SY11 2SP**

- \* A variety of suites between 80 sq.ft., averaging at 250 sq.ft. and up to 405 sq.ft.
- \* Town centre position in busy Church Street.
- \* Attractive, flexible terms.

**\* Rents from only £20 per week inclusive (exc. Business rates, bin collection and telecommunications).**

- Contact Oswestry Office  
01691 659659  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

## LOCATION

Oswestry is Shropshire's third largest town and these premises are situated in a town centre position fronting the best shopping street for offices, Church Street which is surrounded by a mix of other national and local retailers and other office professionals in the immediate vicinity. Access to the offices is a few metres along the passage which also leads to The Ironworks and other offices.

## DESCRIPTION

Entered via a side entrance door leading to first and second floors, the offices which are generally carpeted and having undergone a recent refurbishment are as follows.

First Floor	Individual Room Floor Area	Total Floor Area	Rent PCM
<b>16A</b>	Offices - 161 sq.ft. Storage - 15 sq.ft. WC /Potential Kitchen	176 sq.ft. / 16.35 m.sq.	LET
<b>16,B</b>	Potentially separable into two 235 sq.ft. 73 sq.ft.	308 sq.ft. / 28.62 m.sq	£350
<b>Second Floor</b>			
<b>16C</b>	These rooms to let as one suite 227 sq.ft. 191 sq.ft.	418 sq.ft.	LET
<b>16D</b>	One Room	79 sq.ft.	LET
<b>16E</b>	One Room	246 sq.ft.	LET

## LEASE TERMS AND RENT

These premises are offered on flexible lease terms with the above guide rentals, exclusive of business rates, bin collection and telecommunications, but inclusive of consumption of electricity, communal costs, insurance etc.

## BUSINESS RATES

The offices are yet to be assessed, but the agents can give a guide.

## VIEWINGS

By arrangement through the agents Celt Rowlands & Co. on Tel: 01691 659659.

## EPC

An EPC is not required because the property is a Listed building.



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