

TO LET

GROUND FLOOR, 14 SALOP ROAD,
OSWESTRY, SHROPSHIRE, SY11 2NR

Halls¹⁸⁴⁵

COMMERCIAL



TO LET (BY WAY OF AN ASSIGNMENT OF AN EXISTING LEASE)

- Prominently located ground floor suite of offices benefiting from a shop front onto Salop Street
- Total Net Internal Floor Area 1,560 ft sq (144.87 m sq)
- Generous provision of on-site car parking
- Suitable for a variety of uses, subject to statutory consents

Rent: £11,500 per annum (Exclusive)

hallsgb.com

01743 450 700

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LOCATION

The property is prominently located fronting onto Salop Road on the edge of the Town centre of Oswestry. Salop Road serves as a main arterial road into the town centre of Oswestry.

The property is located adjacent to Sainsburys supermarket and in area of mixed development.

Oswestry is an established market town and administrative centre in North Shropshire. The town has all local amenities and had a population of 17,105 at 2011 census.

The town is strategically well located at the junction of A5,A483 and A495 and is located approximately 19 miles north west of the county town of Shrewsbury, approximately 27 miles south of the City of Chester and approximately 15 miles south of the town of Wrexham.

DESCRIPTION

The property comprises of high quality ground floor office suite benefiting from a glazed shop frontage onto Salop Road. The offices provide a Total Net Internal Floor Area of approximately 1,560 ft sq (144.87 m sq) arranged to provide offices and welfare facilities.

The property benefits from approximately 8 car parking spaces in the car park at the rear of the property.

The offices benefit from gas fired central heating,the premises would lend themselves to a variety of potential uses, subject to any statutory consents.

ACCOMMODATION

(All measurements are approximate)

	sq ft	m sq
Total Net Internal Floor Area (including offices, staffroom, stores and toilets)	1560	144.87
Car Park - 6 designated car parking spaces		

RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows;

Rateable Value	£4,700
Rates payable	£2,308

(Prospective tenants may benefit from small business relief)

EPC

To order

TENURE

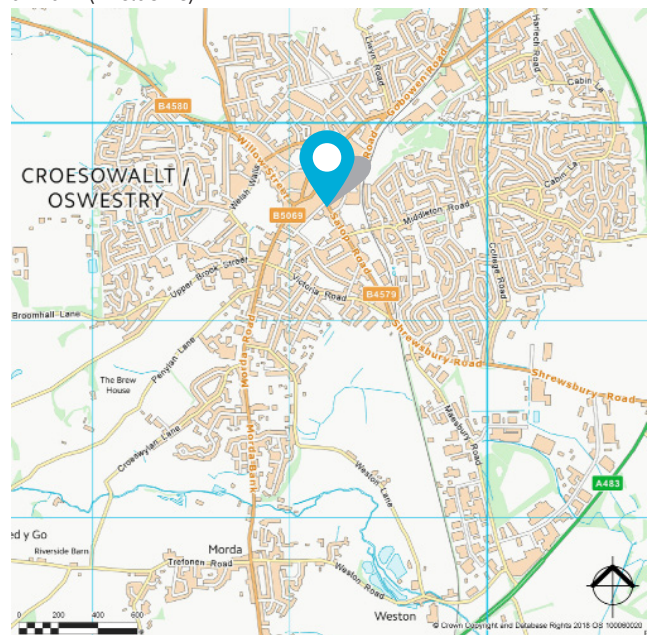
The premises are available by way of assignment of an existing sublease.

The lease is for a term of years expiring on 22nd March 2023 at a current rent of £11,500 per annum. The lease is granted on Tenants Full Repairing and Insuring terms by way of a service charge.

Further details including a copy of the sublease are available from the letting agents upon request. Any sub-lettings are to be outside the Landlord and Tenant act into part II.

RENT

Rent £11,500 (Eleven thousand and five hundred pounds) per annum (Exclusive)



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SERVICES

(Not tested at the time of our inspection.)

All mains services are understood to be connected to the property. The property benefits from a gas fired central heating system.

LOCAL AUTHORITY

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

VAT

The property is understood to be elected for VAT.
Vat will therefore be payable on the rent.

PLANNING

Prospective tenants should make their own enquiries.

The premises are understood to benefit from planning consent for offices falling with Use Class B1(offices) of The Town and Country Use Classes Order 1987. The premises would lend themselves to a variety of uses subject to any statutory consents. Prospective tenants should rely on their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal costs. The incoming tenant is to be responsible for the landlords legal costs incurred in respect of granting an assignment of the lease.

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)

VIEWING

Strictly by prior arrangement with the joint agent. For more information or to arrange a viewing, please contact:



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the mark of
property
professionalism
worldwide

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