

# TO LET

THE DON, BAILEY HEAD,  
OSWESTRY, SHROPSHIRE, SY11 1QA

Halls<sup>1845</sup>

COMMERCIAL



## PROMINENT TOWN CENTRE OFFICES

- Second and third floor offices, can be taken as a whole or separately – 321 sq ft – 681 sq ft
- Prime town centre location
- Suitable for a range of commercial uses

Rent: £4,380 - 8,880 per annum (Exclusive)

[halls.gb.com](http://halls.gb.com)

01743 450 700

### LOCATION

Oswestry, Shropshire's third largest town with a former Borough population of approximately 33,000 and town population of approximately 17,500, has a wealth of character and facilities to offer.

The property is located in a prime position on Bailey Head in the centre of Oswestry, with nearby national retailers including Greggs, Costa, M & Co, The Edinburgh Woollen Mill, Clarks and Subway.

### DESCRIPTION

The property is of brick elevations, and occupies both second and third floor levels over a ground floor retail unit.

The second floor suite offers open plan accommodation across two rooms, with a kitchenette and separate W.C.

The third floor suite offers a further open plan office, with two smaller and adjoining offices/meeting rooms. The suite is equipped with a kitchenette and full bathroom facilities.

The offices would be suited for independent occupation or jointly as a duplex suite.

### ACCOMMODATION

(All measurements are approximate)

	sq ft	m sq
Second Floor	360	33.40
Third Floor	321	29.89

### EPC

The property has an EPC rating of E (108)

### TENURE

The premises are available to let on a Tenants Internal Repairing and Full Insuring Lease for a term by negotiation.

### SERVICES

(Not tested at the time of our inspection.)

Mains electricity, water and drainage are understood to be connected to the premises. The property benefits from electric wall mounted heaters.

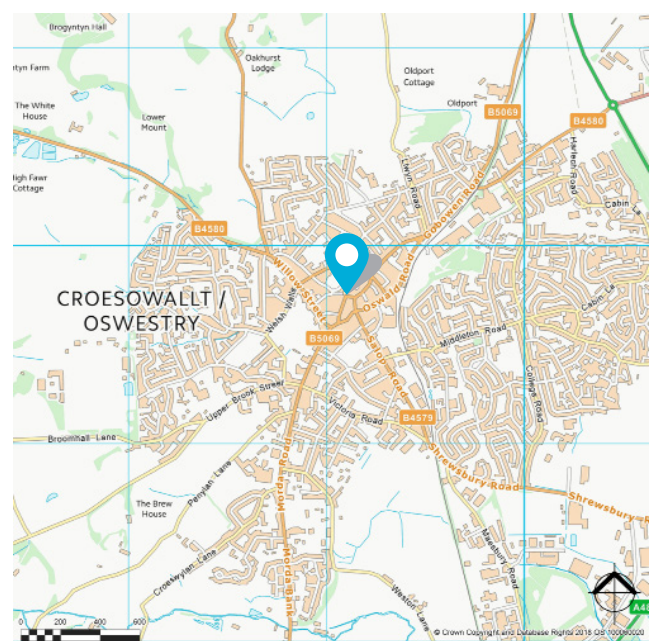
### RENT

Second Floor	£375 pcm
Third Floor	£365 pcm

### RATEABLE VALUE

We have made online enquiries to the local charging authority and we advised as follows:

Second Floor	
Rateable value 2019/20	£1,365
Rates payable 2019/20	£670
Third Floor	
Rateable value 2019/20	£1,095
Rates payable 2019/20	£538





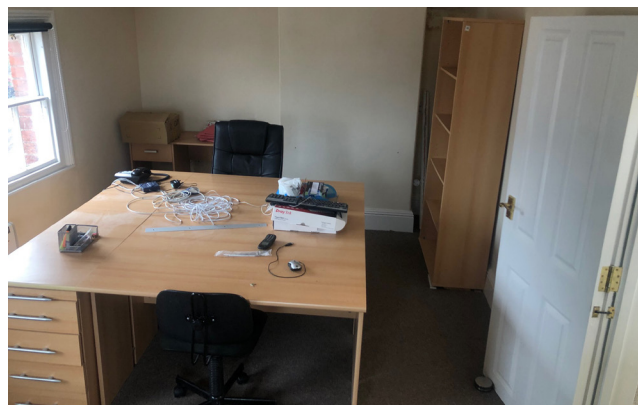
TO LET

THE DON, BAILEY HEAD, OSWESTRY, SHROPSHIRE, SY11 1QA

Second Floor

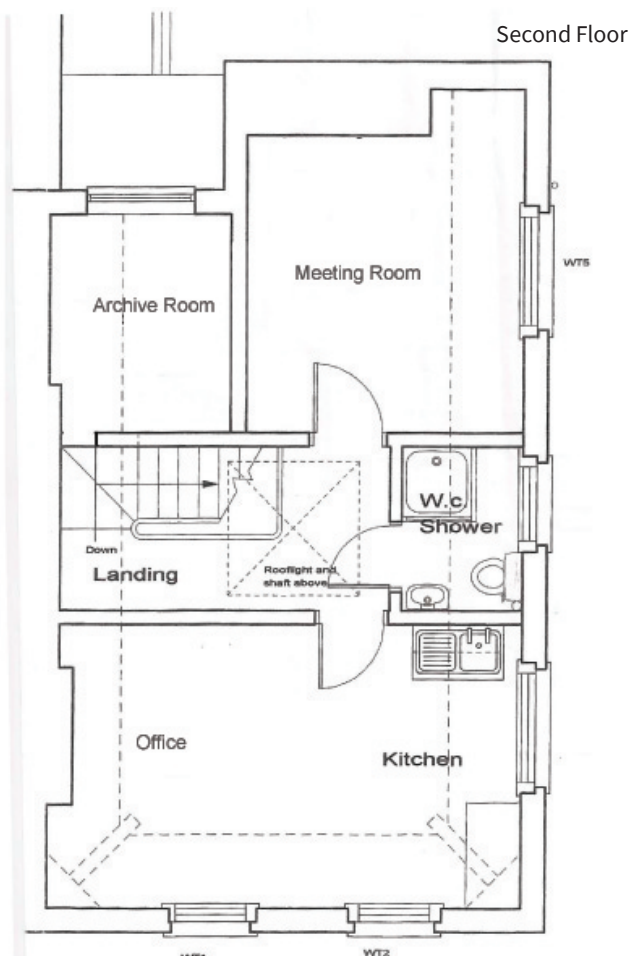


Third Floor



TO LET

THE DON, BAILEY HEAD, OSWESTRY, SHROPSHIRE, SY11 1QA



#### LOCAL AUTHORITY

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

#### VAT

The property is understood to be elected for VAT.

#### PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for Use Class B1 (Offices) of The Town and County Use Classes Order 1987.

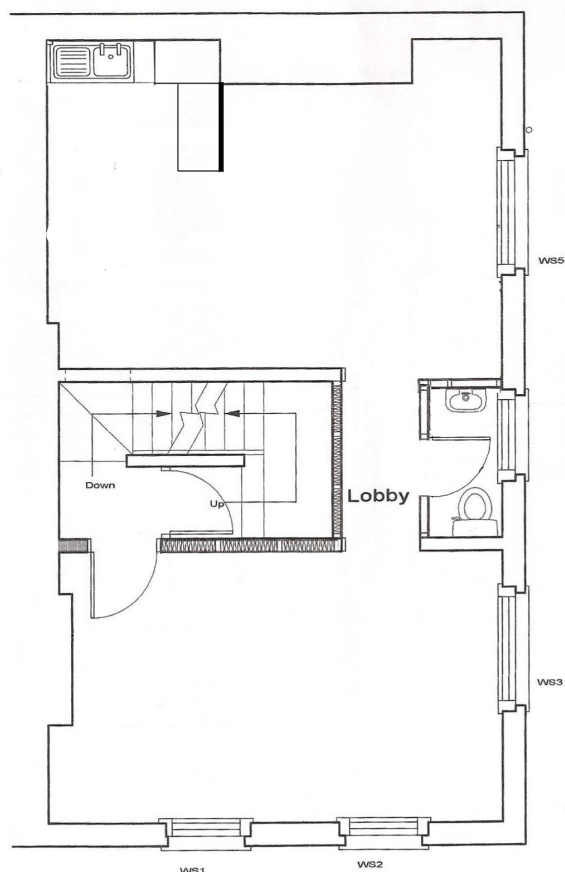
#### LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs in respect of this transaction.

#### VIEWING

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

Third Floor



01743 450700



**RICS**

the mark of  
property  
professionalism  
worldwide

**James Evans**

07792 222 028

E: james.evans@halls.gb.com

**Huw Bevan**

07795 486 267

E: huwb@halls.gb.com

**Sarah Davies**

E: sarahd@halls.gb.com

**Lucy Wilde**

E: lucyw@halls.gb.com

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) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.