



FOR SALE OR TO LET

UNIT 24, MAES Y CLAWDD, OSWESTRY, SHROPSHIRE. SY10 8NN

- Due to expansion and relocation, detached building of 483.50 m.sq./5,204 sq.ft.
- Highly prominent position on Oswestry's main trade counter route.
- Potential to split into two separate units.
- Good car parking and access..
- Contact Oswestry Office - 01691 659659
oswestry@celtrowlands.com

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Oswestry is Shropshire's third largest town with a former borough population of around 36,000 and a catchment substantially higher. The town has a range of substantial employers including British Telecom, Practice Plan, Pentons and Arla Foods which are close by to the subject premises.

These premises are situated on Oswestry's premier industrial trade counter roadway - Maes-y-Clawdd, which links the Shrewsbury Road directly with its roundabout (KFC, Starbucks, Petrol Station, Little Chef etc.) and the A5 and Maesbury Road which junctions with the A483 for Welshpool.

These premises are situated in a prominent position as shown on the attached occupier's plan.

ACCOMMODATION AND DESCRIPTION

A steel portal frame building, which is currently occupied and operated as one, but can quite easily be divided into two for separate occupation. The buildings already having their own individual services, car parking areas and if necessary separate vehicular accesses.

In more detail, the building, which is constructed with profile insulated clad roofs incorporating roof lights is divided as follows.

Front Unit

Comprising front high quality showroom with tiled floor, plastered and painted walls, ceiling incorporating spotlighting, two front private offices with two wcs (one disabled), rear office/sales room and trade counter, small side service bay with roller shutter door, access to substantial mezzanine area.

Ground Floor - 288.70 m² / 3,107 sq.ft.

Mezzanine - (274.30 m² / 2,952 sq.ft.)

Rear Workshop

Joined with front unit via pedestrian doorway providing general repairs workshop/storage with eaves height of approximately 4 metres and side roller shutter service door. Small office and wc area.

Ground Floor 194.80 m.sq. / 2,097 sq.ft.

Rear Ground Floor Offices with WC Area 37.80 m² / 407 sq.ft.

Rear Mezzanine Storage (37.80 m² / 407 sq.ft.)

Total of Gross Internal of Entire (Both Buildings) Approximately

Ground Floor 483.50 m² / 5,204 sq.ft.

Mezzanines (312.10 m² / 3,359 sq.ft.)

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

Car Parking and Land Areas

There is a front car parking area, given over to customer/visitors for up to 4-5. Side road access servicing the entire (both) buildings, and the rear workshop has its own reasonable yard area adjoining. Additional road access leading onto side road.

PRICE/RENT

For the freehold interest with vacant possession a price in the region of £395,000 is asked.

For a lease of the whole building, a rent in the region of £27,500 p.a. is asked, with the incoming tenant being asked to discharge the landlord's reasonable legal costs (negotiable), and with all other lease terms to be agreed. For parties wishing to lease either the front or rear unit separately, rental terms will be revealed on application.

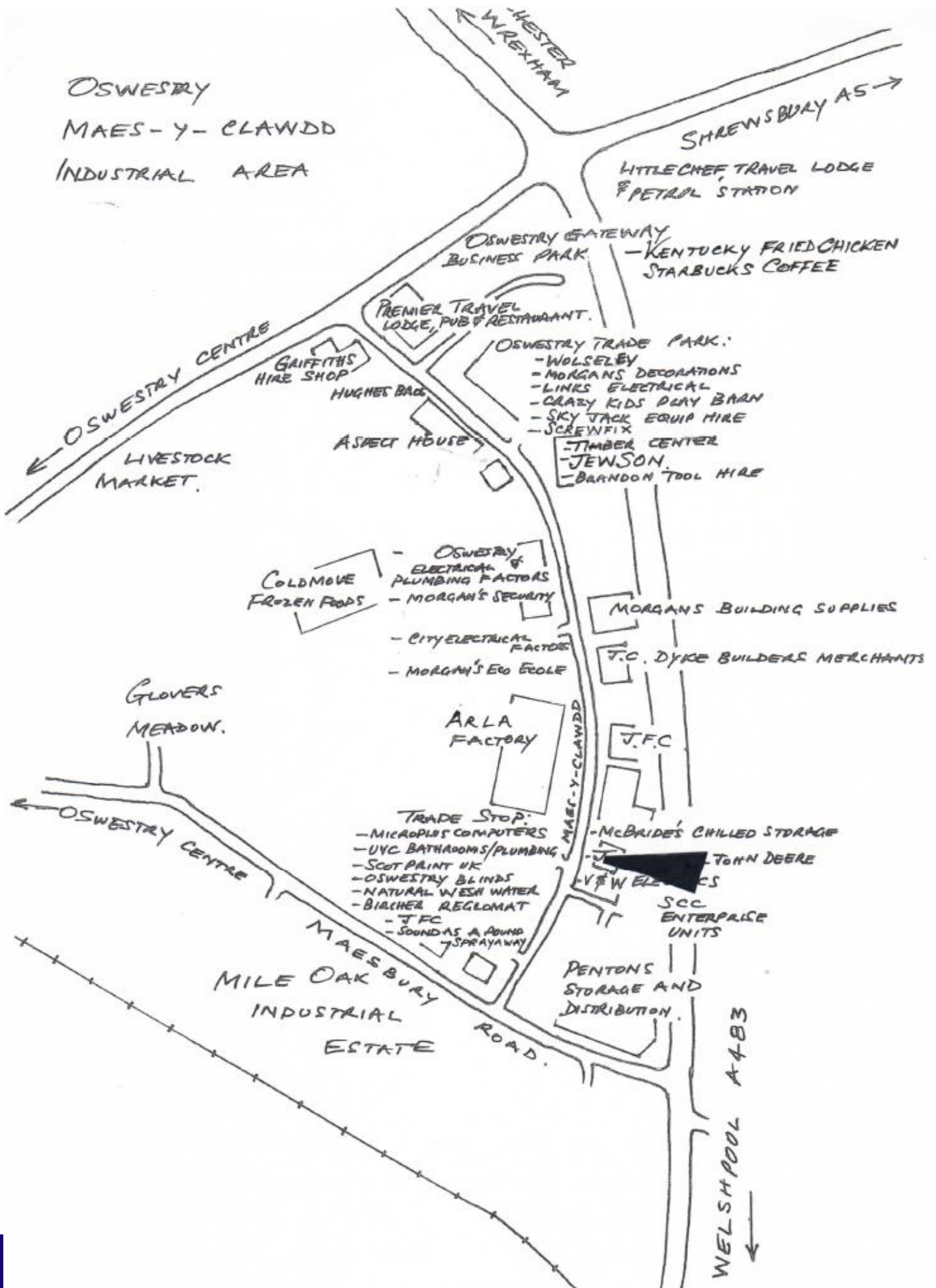
BUSINESS RATES

We understand from verbal enquiries with the Local Authority (Shropshire Council – 0345 6789003) that the rateable Value for 2018 is £26,500. Interested parties should verify this information for themselves.

EPC

Rating 'D'. Full report and recommendations available on request.

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