

HIGH STREET PROPERTY / CLASS A1

Morrisons Station Road, Oswestry SY11 1RA

**LET**

Rent: On application

Area

35,000 Sq ft / 3,252 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

James Lamming

Mob: 07715 678630

Email: james@barkerproudlove.co.uk

Cushman & Wakefield

Martin Supple

Tel: 0207 152 5898

Email: martin.supple@eur.cushwake.com

Location:

Oswestry is a market town in Shropshire, five miles (8 km) from the Welsh border. It is at the junction of the A5, A483 and A495 roads. The town is the third-largest in Shropshire, following Telford and Shrewsbury.

The subject unit is in close proximity to Aldi, M&S Food, Iceland and B&M.

Demise:

Ground Floor

Sq Ft

35000

Sq M

3251.61

Rent:

Upon application

Tenure:

The premises are available to let on a new lease on terms to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £390,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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