

TO LET



First Floor, 30a Bailey Street, Oswestry SY11 1PU



1,052 sq ft

Area - First Floor



£8,000 p/a

Rent



£6,500

Rates - RV



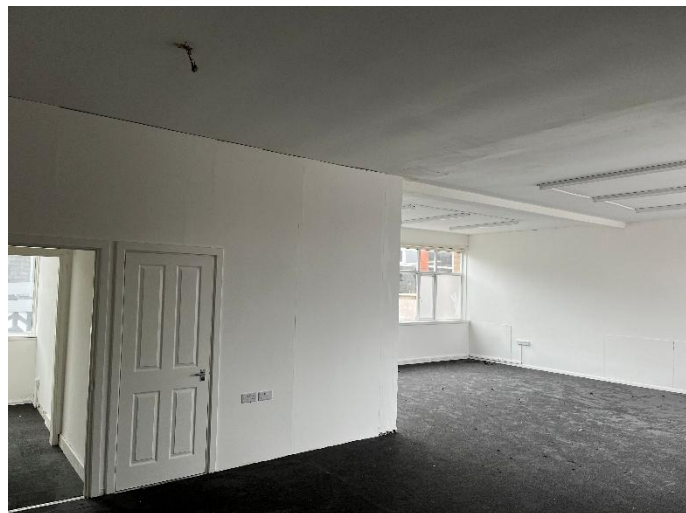
TBC

EPC

- Oswestry is an historic and attractive market town boasting a host of national multiple traders, as well as regional and local operators.
- Good road connections to Wrexham (A483), Shrewsbury (A5) and the motorway network via the M6 and M54
- The property is located on Bailey Street, one of the prime, pedestrianised streets within Oswestry Town Centre
- The property is at first floor, above Bargain World, with its own entrance on to Bailey Street
- Suitable for a number of uses, subject to consent

First Floor Accommodation

30a Bailey Street, Oswestry, SY11 1PU



Situation

Oswestry is a historic market town in Shropshire, close to the Welsh border. Famous for its award-winning markets and independent traders.

The town is well located with good road connections to Wrexham (A483), Shrewsbury (A5) and the motorway network via the M6 and M54.

The property is located on Bailey Street which is one of the main pedestrianised streets in Oswestry town centre.

Occupiers nearby include Card Factory, Vision Express, Specsavers, Home Bargains and a number of other independent and national operators.



Description

The property is arranged over first floor above Bargain World and has a separate access door fronting Bailey Street.

The area is carpeted throughout, with fluorescent strip lighting and has partitioned offices and meeting rooms. There are male and female toilet facilities.

Area

First Floor 1,052 sq ft (98 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£8,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £6,300

EPC

A copy of the Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for their own legal costs.



30a Bailey Street, Oswestry, SY11 1PU



For further information please contact:



Liam Barlow
M: 07557 769848
E: liam.barlow@masonowen.com

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
 We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG.

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