

AVAILABLE DUE TO RELOCATION & EXPANSION

Oswestry, B&M-English Walls, Oswestry SY11 2PA



LOCATION

The subject property is in the centre of Oswestry, offering a prime high street retail location, with a high passing footfall. Other occupiers located nearby include Argos, M&S, Sports Direct and Heron. The unit benefits from fronting the main town centre car park. We understand the population for Oswestry is approximately 60,000.

DESCRIPTION

The property extends to the following approximate dimensions. Interested parties are advised to undertake their own calculation.

Ground Floor	9,900sqft	919.7m2
First Floor	1,600sqft	148.6m2

TENURE

The unit is available on a lease due to **expire 12th October 2031**.

RENT

The current rent passing is **£174,089 pax**.

SERVICE CHARGE

Information available on request.

INCENTIVES

Offers invited.

RATES

Information obtained from the VOA website indicates that the rates for the property are as below. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Rateable Value -	£123,000
Rates Payable 2020/21 (50.4p) -	£61,992

EPC

Available upon request.

VIEWINGS

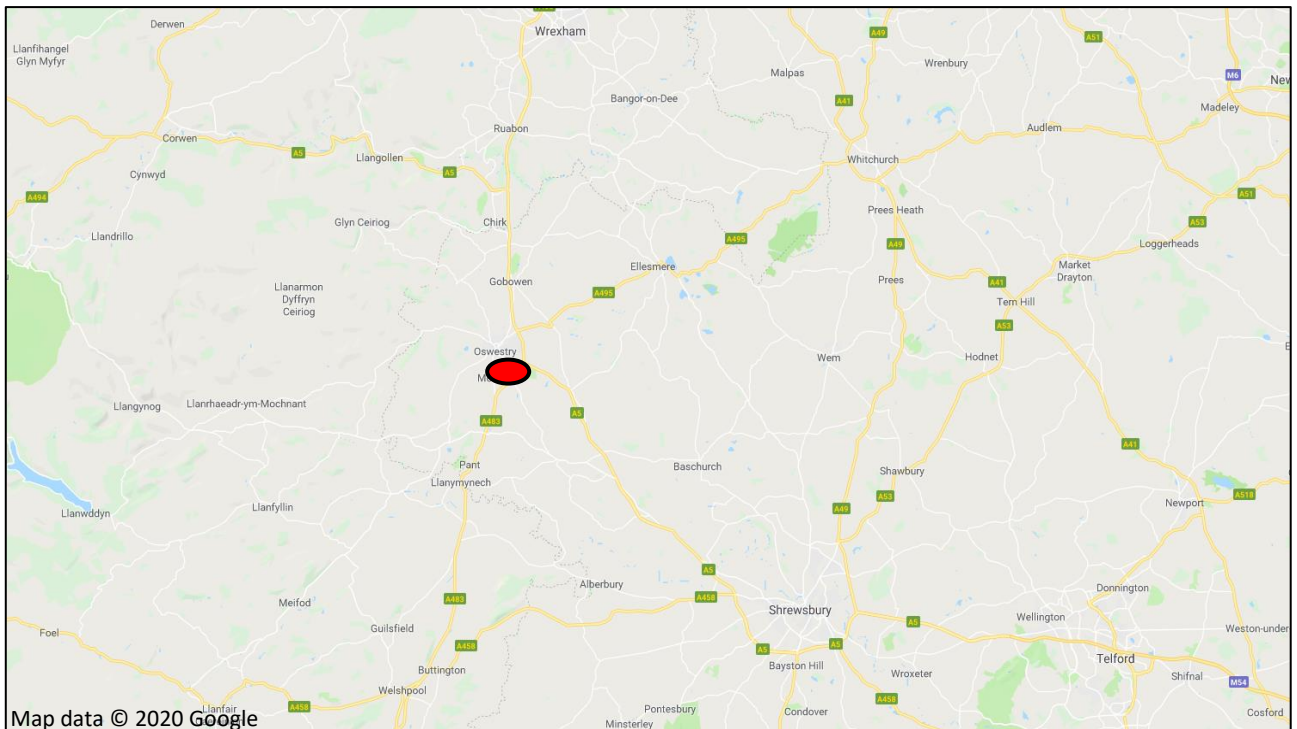
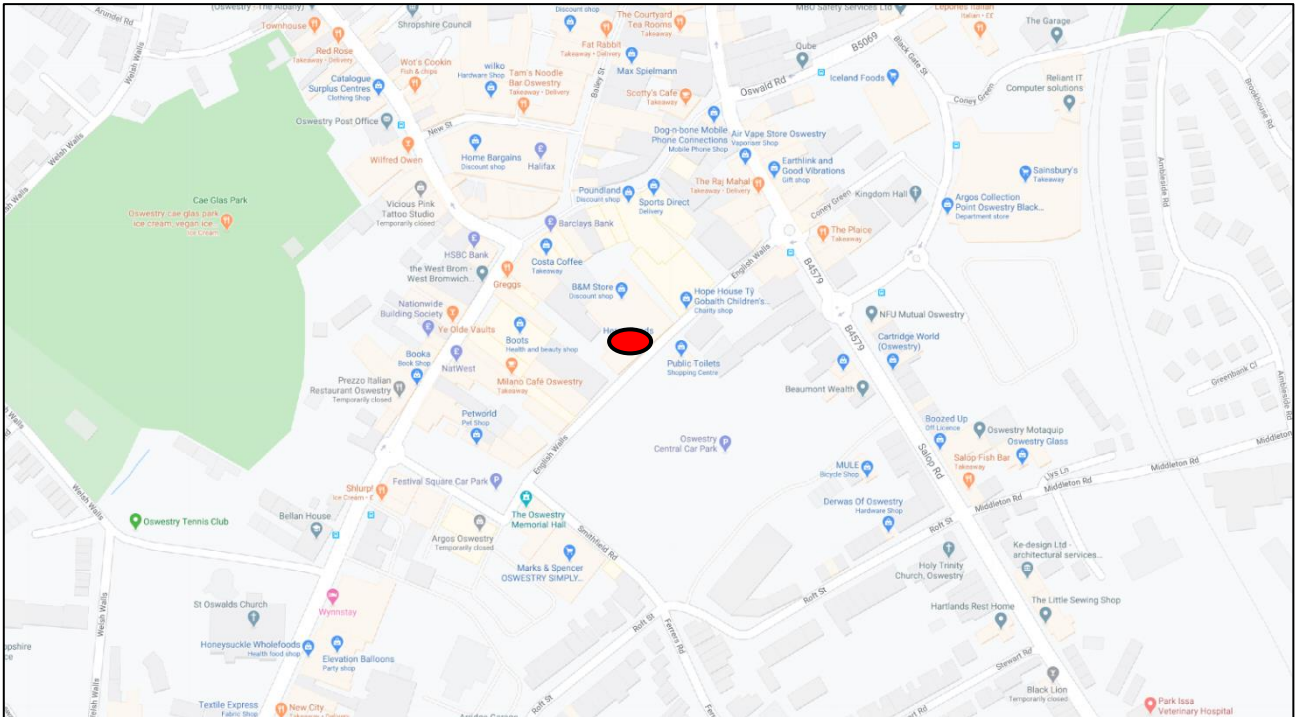
Strictly by appointment only via Burns Property Consultants.

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Subject to Contract 07.07.20



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