

# TO LET

AVAILABLE BY WAY OF ASSIGNMENT

### \*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 - £129,000 Rates Payable 2023/24 (51.2p) - £67,080

#### EPC

Available upon request.

#### **VIEWINGS**

Strictly by appointment only via Burns Property Consultants.

#### **CONTACT**

Martin Musgrave

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Or alternatively our joint agent Emanuel Oliver

Llyr Emmanuel

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Subject to Contract 01.07.23

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