

**\*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.

<b>Ground Floor</b>	<b>9,900sqft</b>	<b>919.7m2</b>
<b>First Floor</b>	<b>1,600sqft</b>	<b>148.6m2</b>

### TENURE

The unit is available on a lease due to **expire 12<sup>th</sup> 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  
[martin@burnsproperty.co.uk](mailto:martin@burnsproperty.co.uk)  
M: 07971 356 782

Or alternatively our joint agent Emanuel Oliver

Llyr Emmanuel  
[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)  
M: 07795 348 079

**Subject to Contract 01.07.23**

