

OSWESTRY

18 BAILEY STREET

PROMINENT SHOP UNIT TO LET

LOCATION

The property occupies a prominent trading location on the pedestrianised Bailey Street being adjacent to **Mollie's Confectionery** and **Thomson Travel**. Nearby multiple retailers include **Specsavers**, **Vision Express**, **Card Factory**, **Poundstretcher**, **Age UK**, **Timpsons**, **The Works**, **Home Bargains**, **Max Spielmann**, **Shoe Zone**, **Carphone Warehouse** and **Toni & Guy**.

ACCOMMODATION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:

| | | |
|-----------------------|-----------|------------|
| Window frontage | 10'5" | 3.2 m |
| Internal width | 12'2" | 3.7 m |
| Shop depth | 21'0" | 6.4m |
| Ground floor sales | 238 sq ft | 22.11 sq m |
| First floor ancillary | 220 sq ft | 20.43 sq m |

LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£9,000** (nine thousand pounds) p.a.x.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

| | |
|-------------------------|--------|
| Rateable Value | £7,900 |
| UBR 2017/2018 | 49.9p |
| Rates Payable 2017/2018 | £3,942 |

For verification purposes prospective tenants are advised to make their own enquiries with Shropshire Council (0345 678 9003).



EPC

The property has a rating of G191. A Certificate and Recommendations are available upon request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

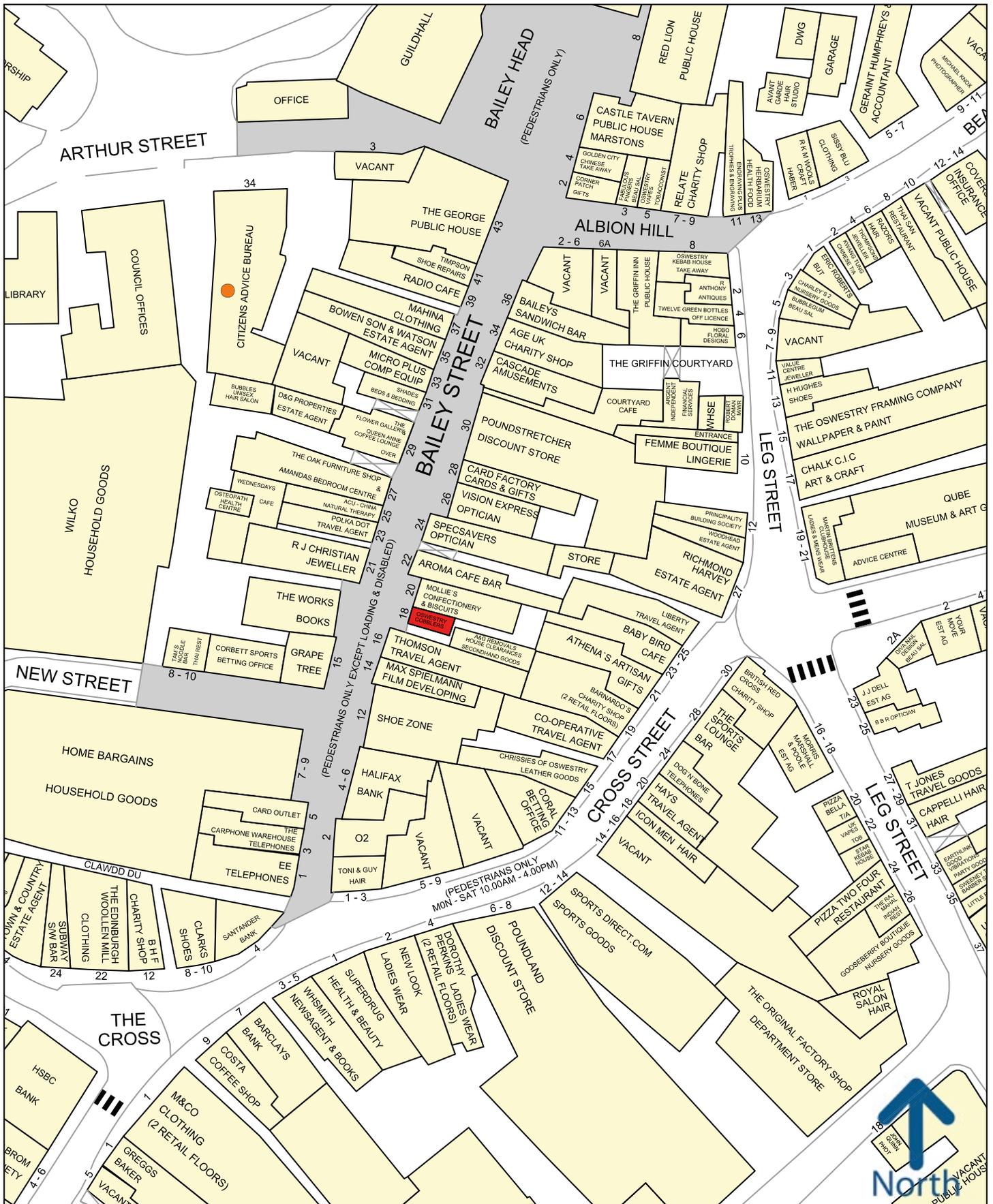
E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/eaw/090117

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