



T: 03301 233224
M: 07768 650446
E: ra@robalstonretail.com

**SUBSTANTIAL
RETAIL UNIT TO LET**
(SUBJECT TO VACANT POSSESSION)



OSWESTRY

8-10 CROSS STREET, SHROPSHIRE, SY11 2NG.

LOCATION

Oswestry is an attractive historic Shropshire market town with a resident population of approximately 17,500 and is located 18 miles northwest of Shrewsbury and only 5 miles from the Welsh border.

ACCOMMODATION

Ground Floor Sales	16,083 sq ft	1,495 sq m
First floor Store	9,059 sq ft	841.9 sq m
Second Floor Store/Staff	9,059 sq ft	841.9 sq m

RATES

Rateable Value (2023)	£94,500
Rates Payable	Interested parties are advised to make their own enquiries regarding rates payable for 2025/26.

DESCRIPTION

Comprising a substantial town centre store with a ground floor sales area and storage/staff facilities at first and second floor levels.

The property also benefits from a frontage at the rear to English Walls. It adjoins **Sports Direct** and other nearby occupiers include **Boots, Clarks, Costa, Greggs, Peacocks, Superdrug, WHSmith** etc.

COMMENCING RENT

£75,000 per annum exclusive.

LEASE TERM

The property is available by way of a new lease on terms to be agreed.

VIEWING

Strictly by prior appointment via **ROBERT ALSTON (07768 650446)** OR joint agents (Cushman & Wakefield) **JAMES MERRETT (07825 007721)** **ROSHNI PATEL (07741 094970)**

EPC

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

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ROB ALSTON
RETAIL



Oswestry (Oswestry)

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