



TO LET

Former J C Dyke Supplies, Maes-y-Clawdd, Oswestry, SY10 8NN







Location

The property occupies a prominent roadside position within the popular Maes-Y-Clawdd Industrial Estate approximately 2 miles south east of Oswestry Town Centre with convenient access to the main A5 and A483 trunk roads.

The industrial estate is well established with a range of national and regional occupiers in the immediate area include ARLA Food Centre, City Electrical Factors, Pentons Haulage and Momentum Wines.

Oswestry is an important market town and commercial centre within the North Shropshire economy supporting a current population in excess of 18,000 people. The town is strategically located close to the Welsh border approximately 18 miles north-west of Shrewsbury, 30 miles south of Chester, 15 miles from Wrexham and 29 miles north-east of Newtown. The town has a large commercial centre and developing industrial base serving a wide catchment area.

Description

The site comprises a substantial purpose-built dual bay warehouse/trade counter premises with additional low-level warehouse and lean to additions, extending in total to approximately 29,345 sqft (2,726 sqm) having 2 external yard areas on a site area extending to 1.63 acres (0.552 hectares) or thereabouts.

The main warehouse premises comprises a dual bay steel portal frame premises providing open plan accommodation and having a minimum eaves height of 5 metres with 2 roller shutter loading doors to the northern elevation. The warehouse includes a large mezzanine area to the front of the property, and integral two storey office accommodation accessed both internally and externally via the customer car park.

The property has the benefit of 2 secure yard areas providing loading access and customer parking to either sides of the main building.

The property lends itself to a variety of uses, subject to planning, and is offered To Let as a whole or as two separate units. If subdivided, the individual units would provide the following accommodation:

Unit 1 – Approx. 12,293 sqft

Unit 2 – Approx. 17,328 sqft

TRAVEL DISTANCES

Main Roads

A5 – 0.7 Miles
M54 – 27 Miles
A55 – 30 Miles

Cities

Wrexham – 15 Miles
Shrewsbury – 17 Miles
Birmingham – 27 Miles

Train Stations

Wrexham General – 25 minutes
Shrewsbury – 30 minutes
Crewe – 1 hr 5 minutes

Airports

Liverpool John Lennon – 1 hr 5 mins
Manchester – 1 hr 7 mins
Birmingham Intl – 1 hr 30 mins

Accommodation

Description	Approximate Gross Internal Area	
	SQ M	SQ FT
Warehouse Inc. Offices	1,700	18,300
Mezzanine	388	4,644
Garden Centre	515	5,549
Lean to Storage	105	1,128
Total	2,726	29,621



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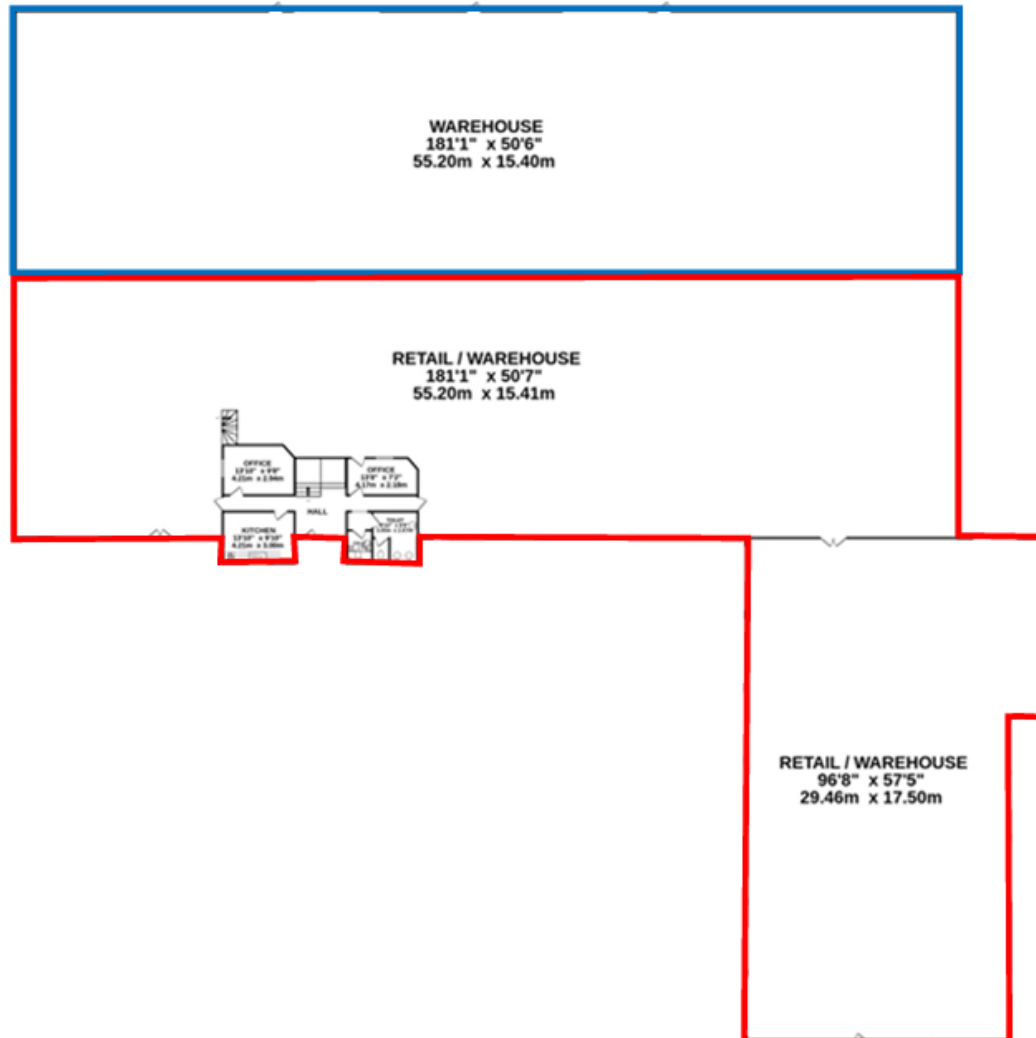


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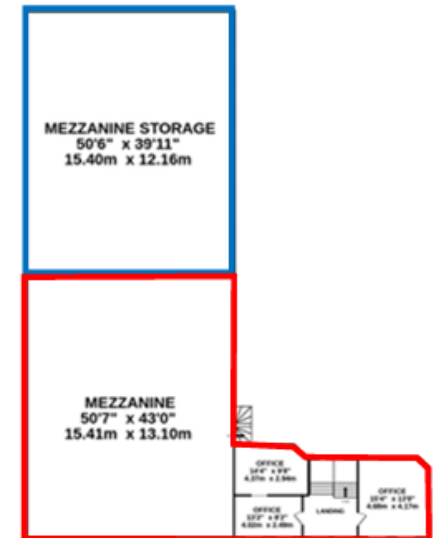
TSR
TOWLER SHAW ROBERTS



GROUND FLOOR
23557 sq.ft. (2188.6 sq.m.) approx.



1ST FLOOR
4659 sq.ft. (432.9 sq.m.) approx.



TOTAL FLOOR AREA : 28217 sq.ft. (2621.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

The property is available To Let as a whole or as 2 units on terms to be agreed.

RENT

Whole - £125,000 per annum exclusive.

Unit 1 – £60,000 per annum exclusive.

Unit 2 – £75,000 per annum exclusive.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
TEL: 0345 678 9000.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Mains water, electricity, gas and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises 
Rateable Value – £111,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating: C 66

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has elected to charge VAT on the property.

LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."