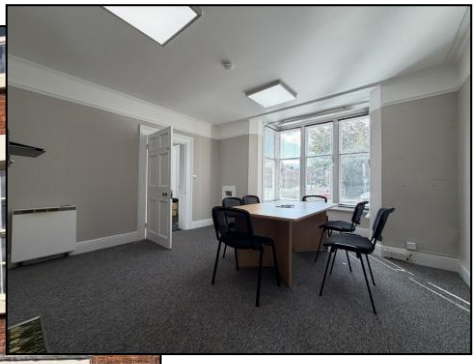
TO LET

TSR
TOWLER SHAW ROBERTS

GROUND FLOOR OFFICE SUITE IN CONVENIENT TOWN CENTRE LOCATION







20 SALOP ROAD
OSWESTRY
SHROPSHIRE
SY11 2NU

- Well-appointed ground floor office suite extending to approx. 567 sqft (52.71 sqm) forming part of an attractive Grade II Listed building.
- Spacious accommodation comprising two main offices with storage and kitchen facilities.
- Convenient Town Centre location only a short walking distance from the main retail area and opposite the main public pay and display car park.
- Available to Let on a new Lease. Rent: **£6,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prominent position fronting Salop Road in the heart of Oswestry being located amongst a wide range of national and local occupiers including NFU Mutual, Sainsbury's and Beaumont Wealth. The property is also located adjacent to Oswestry's main pay and display car park

Oswestry is an important North Shropshire market town strategically located on the fringe of the English and Welsh border approx. 18 miles north west of Shrewsbury, 30 miles south of Chester and 28 miles from Newtown via A5 / A483 trunk roads. The town has a large commercial centre and developing industrial base serving a wide catchment area.

Description

Located on the ground floor of this attractive Grade II Listed the office suite extends in total to approx. 567 sqft (52.71 sqm) comprising two main offices with separate storage room and kitchen facilities.

The office boasts an attractive bay window at the front of the property and has been fit out to a modern standard including LED lighting.

Accommodation

	SQFT	SQM
Front Office	196	18.21
Rear Office	154	14.3
Kitchen	80	7.42
Storage	51	4.74
Basement	87	8.04
TOTAL	**567**	**52.71**

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new lease on terms to be agreed.

Rent

£6,500 per annum exclusive, payable monthly in advance.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Energy Performance Rating

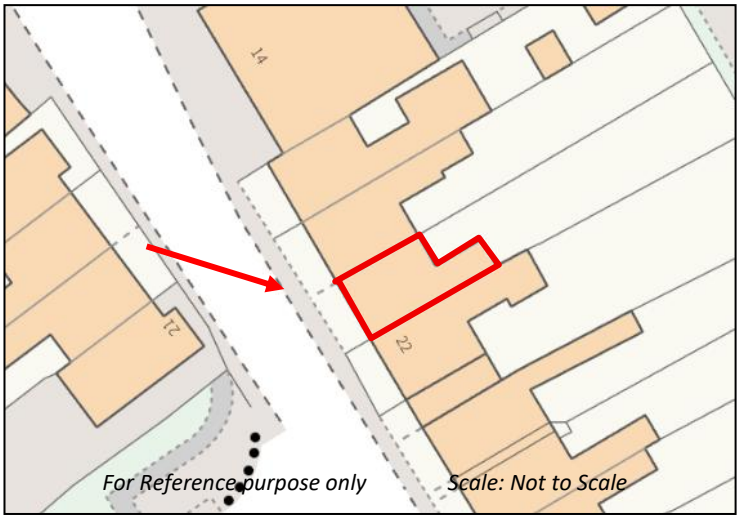
Energy Performance Asset Rating: D (96)

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Offices and premises
Rateable Value – £5,900

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.





Local Authority

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

Legal Costs

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

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

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, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

October 2026

TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and 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 (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give 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 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 (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 (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."