



TO LET – PROMINENTLY LOCATED MODERN BUILDING
CORNERSTONE | 11 LOWER BROOK STREET | OSWESTRY | SY11 2HJ



KEY POINTS

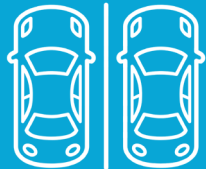
2,402

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



PROMINENTLY LOCATED
FRONTING ONTO
LOWER BROOK STREET



BENEFITS FROM GENEROUSLY
SIZED CAR PARK

SUITABLE FOR OFFICE
OR COMMERCIAL
USES

ALL MEASUREMENTS ARE APPROXIMATE





RENTAL FEE

£20,000

(PER ANNUM)


James Evans

 07792 222 028

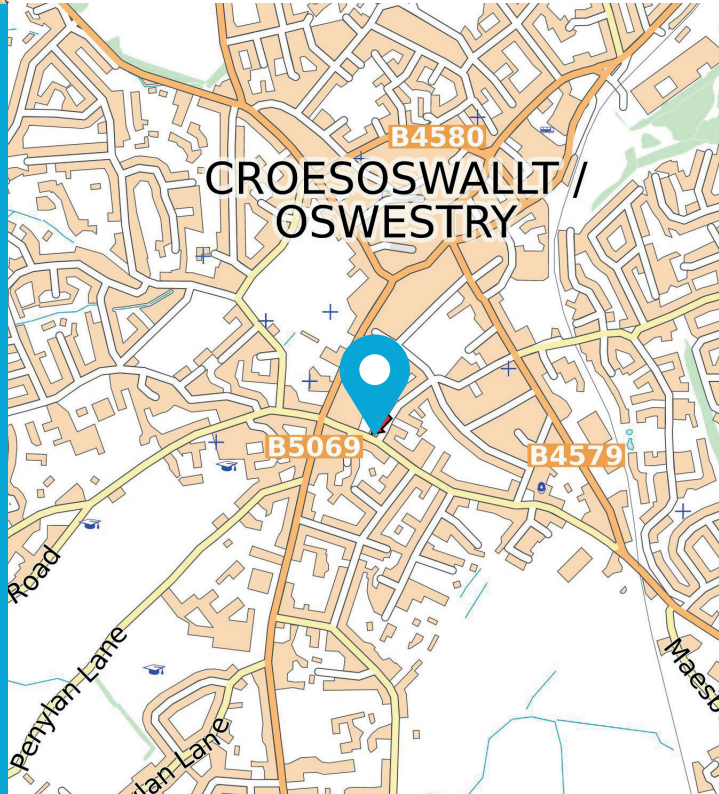
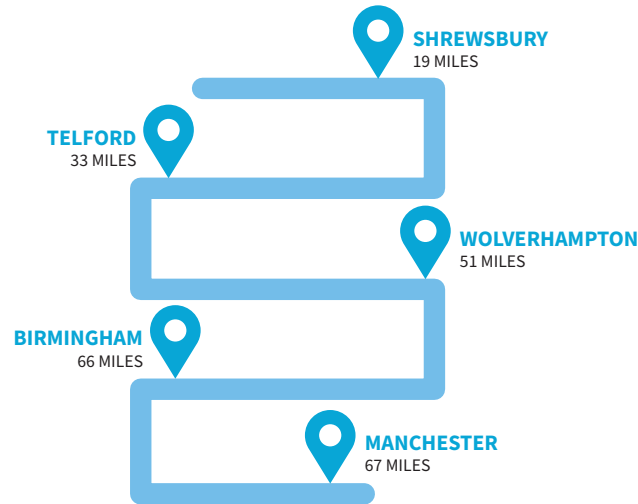
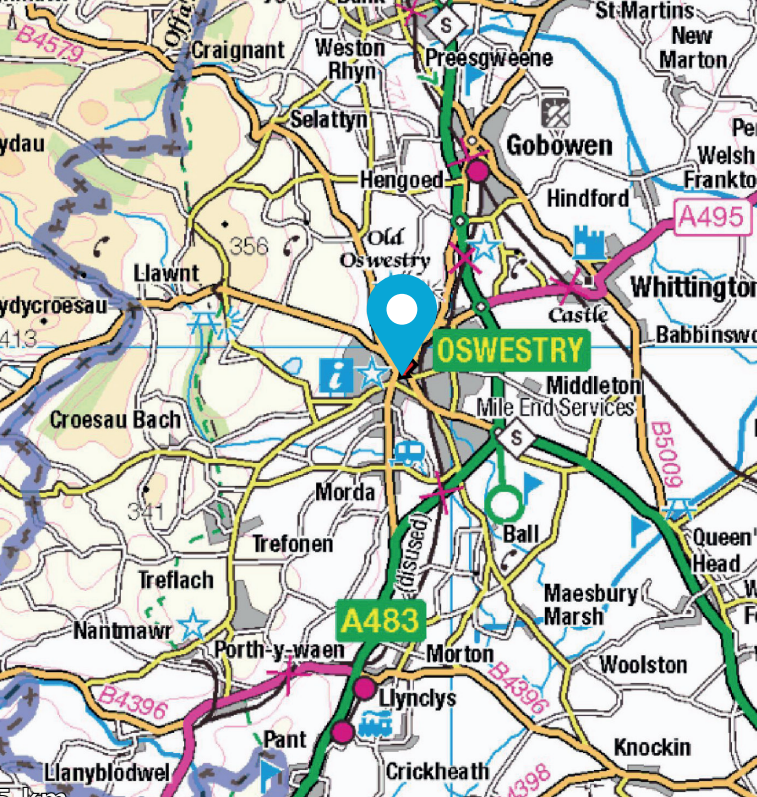
 james.evans@halls.gb.com



Simon Cullup-Smith

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OSWESTRY
POPULATION

30,000

APPROXIMATELY

LOCATION

The property is prominently located fronting onto Lower Brook Street at the junction with Roff Street on the edge of Oswestry Town Centre. The property is located close to the junction of Lower Brook Street with Upper Brook Street and in an area of mixed development. The property would lend itself to a variety of potential uses, subject to statutory consents. The surrounding occupiers including Arthurs, Allcars, Oswestry Christian Bookshop and residential properties and the property is located within proximity of all local amenities.

Oswestry is a historic and thriving market town, with a former borough population of over 30,000, and with a substantial catchment considerably in excess of this, stretching far into Shropshire, Mid and North Wales.

The town boasts a host of multiple traders including Sports Direct, Boots, Superdrug, Greggs, B&M, Costa, Home Bargains, W H Smith, Clarks Shoes to name a few, together with most of the national banks and excellent large surface parking facilities around the centre.



what3words
myself.singing.upwardly



DESCRIPTION

The property comprises of a detached single storey modern property with car parking that is 'suitable for a variety of uses such as office or commercial uses, but was previously a showroom and workshop with yard. The property is of traditional construction and benefits from a prominent location with a generous provision of car parking accessed from Roft Street within the property ownership.

The property provides a Total Gross Internal Floor Area of approximately 2,402 ft sq (223.13 m sq). The property is arranged to provide flexible accommodation and is arranged as a meeting room with stores, offices, toilet facilities and a commercial kitchen area with seating.

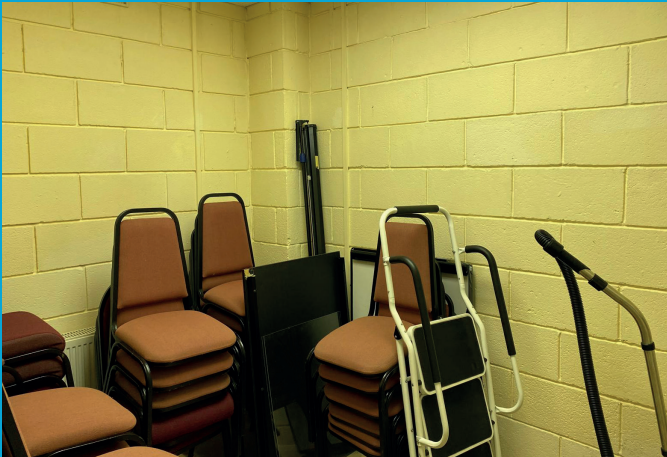
An internal inspection of the property is recommended to fully understand the potential of the property.

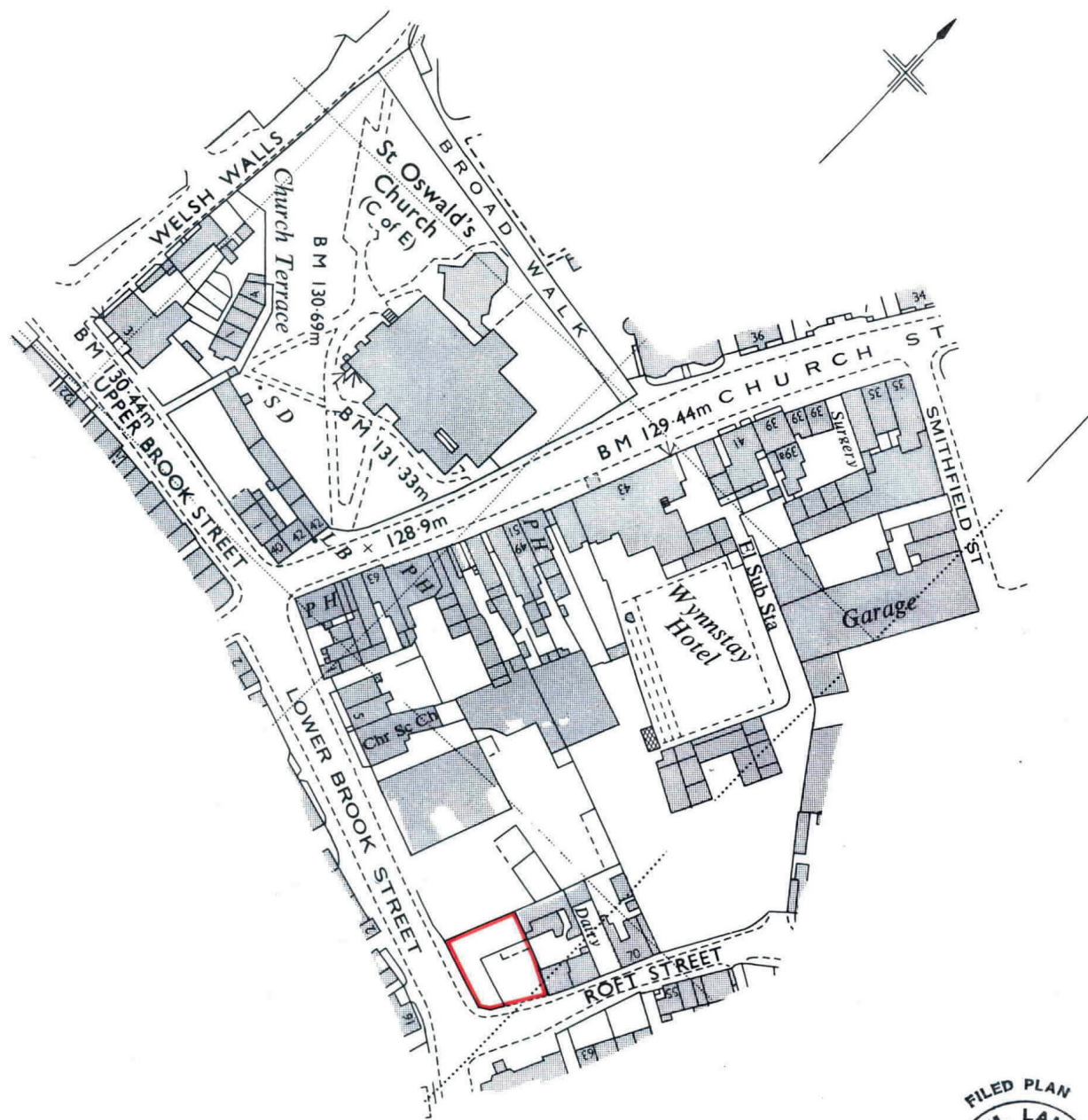
The Total Site Area is 0.105 acres (0.043 hectares)

ACCOMMODATION

All measurements are approximate

SITE	MEASUREMENTS
Total Gross Internal Floor Area	2,402 ft sq (223.13 m sq).
Outside	
Car parking	
Total Site Area	0.105 acres (0.043 hectares)





S/2829
S/2929



TENURE

The property is offered to let on a New Tenants Full Repairing and Insuring lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. The lease will be excluded from the Landlord and Tenant Act 1954 Part 2. Further details from the letting agents upon request.

The property is owned under Title Number SL101953.

RENT

Rent per annum £20,000 (twenty thousand pounds)

VAT

We understand that the property is not subject to VAT and therefore VAT will not be payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs

PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent for its use as a church.

The property would lend itself to a variety of potential uses subject to statutory consents

RATEABLE VALUE

To be assessed

EPC

B - 46

SERVICES

(Not tested at the time of inspection)

The property is understood to have all mains services including a gas fired heating system.


LOCAL AUTHORITY

Shropshire Council

Guildhall

Frankwell Quay
Shrewsbury

SY3 8HQ

 0345 678 9000


 [SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

Commercial Department

 **01743 450 700**

 commercialmarketing@halls.gb.com

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