



Former Bistro, 1 Castle Court Bailey Street, Oswestry, SY11 1PX

Restaurant - To Let

Summary

Tenure	To Let
Available Size	1,085 sq ft / 100.80 sq m
Rent	£10,000 per annum
Rates Payable	£4,491 per annum
Rateable Value	£9,000
EPC Rating	Upon enquiry

Key Points

- Licenced restaurant/bar located just off Bailey Street in Oswestry Town Centre
- Total Floor Area of approximately 1,085 ft sq (100.84 m sq) plus toilets
- Outside Seating Area
- Arranged as accommodation providing seating, kitchen and preparation

DESCRIPTION

The property comprises of a single ground floor lock up property that has until recently traded as Wednesdays restaurant and bar and currently provides a licenced restaurant/bar arranged to provide a Total Net Internal Sales Area of 1,085 ft sq (100.8 m sq) with toilet facilities. The accommodation is arranged to provide restaurant seating, a commercial kitchen, preparation area and toilet facilities.

The property benefits from outdoor seating at the front of the property.

The fixtures and fittings in the property are available for purchase subject to separate negotiations this provides the opportunity to let an "oven ready" bar/restaurant, alternatively the fixtures and fittings can be removed.

The property benefits from a front access off Castle Court and an access at the rear off Bailey Street.

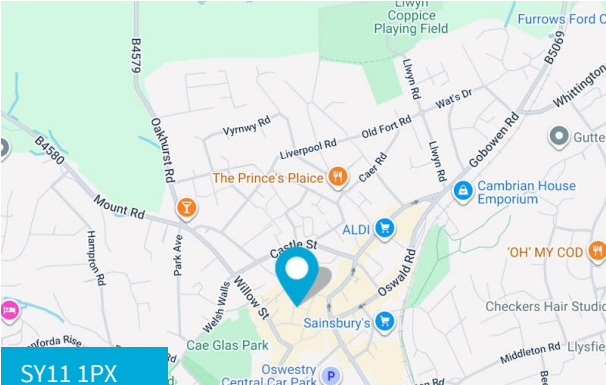
The property would lend itself to a variety of alternative uses subject to statutory consents.

LOCATION

The property is located in Oswestry Town Centre in Castle Court, just off Bailey Street and Willow Street adjacent to the library and within proximity of all local amenities and enjoys an exclusive position just off the main retail streets.

Oswestry is an established market town and administrative centre, with a borough population of approximately 19,100. Located close to the Welsh border, it is the third largest town in Shropshire behind Telford and Shrewsbury.

The town of Shrewsbury is located approximately 17 miles south east of the property and Wrexham 13 miles to the north. Bailey Street is located within close proximity of the main public car park serving the town centre.



Viewing & Further Information
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