

TO LET

3 CHURCH STREET, OSWESTRY,
SHROPSHIRE SY11 2SU

Halls¹⁸¹⁵

COMMERCIAL



NEW TOWN CENTRE RETAIL/ A3 DEVELOPMENT

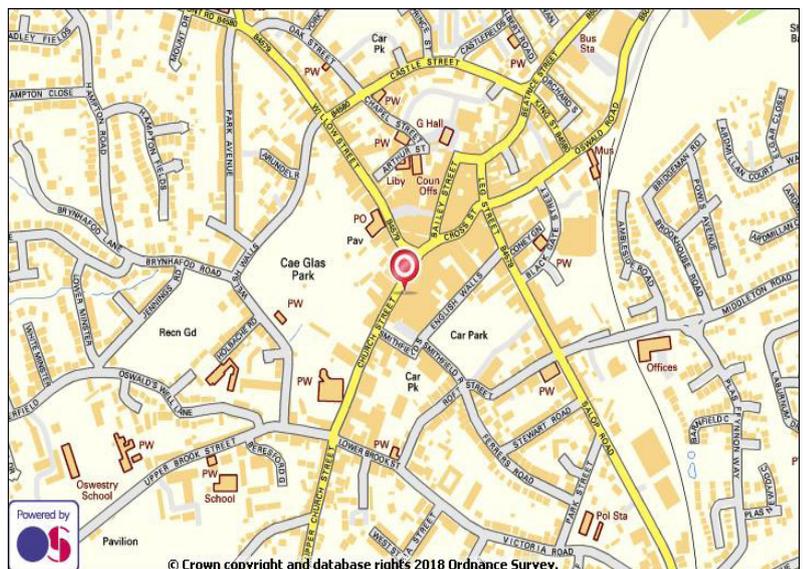
32-255 sq m (348-2,747 sq ft)

Close proximity to Costa

Variety of sized units

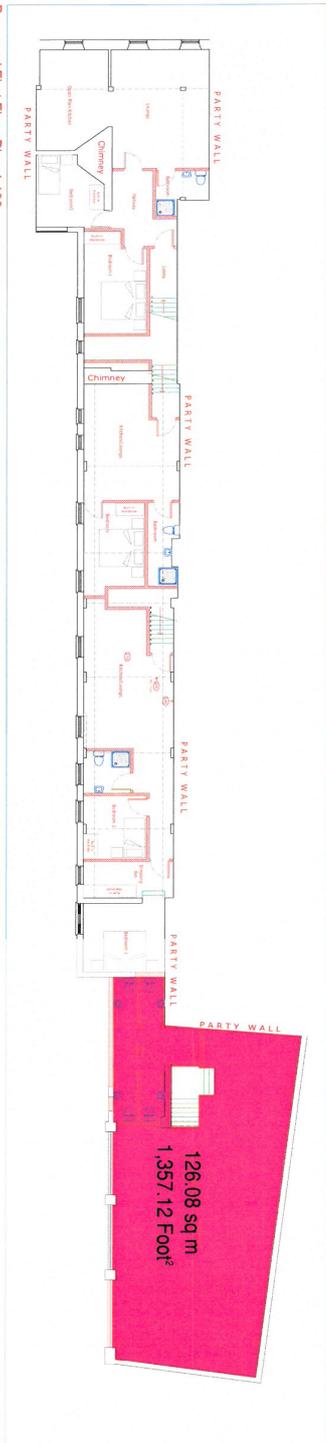
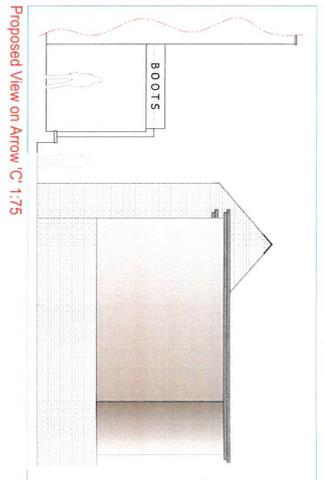
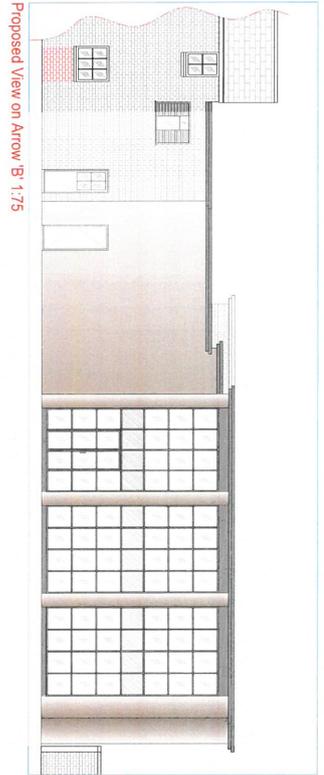
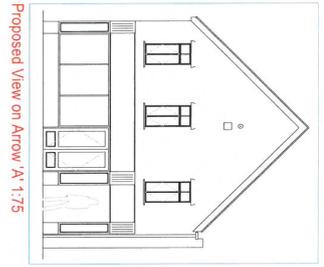
Public car park to rear

Rent on application (depending
on unit size)



halls.gb.com

01743 450 700



Proposed Ground Floor Plan 1:100

Proposed First Floor Plan 1:100

Scale 1:1000

Rev	Notes	Date
A	Revised for plan to show No. 1, 2 & 3	01-08-17
1.1	Initial submission to the Local Planning Authority for consideration of a full planning application.	
1.2	Revised to show the proposed external works and landscaping.	
1.3	Revised to show the proposed external works and landscaping.	
1.4	Revised to show the proposed external works and landscaping.	
1.5	Revised to show the proposed external works and landscaping.	
1.6	Revised to show the proposed external works and landscaping.	
1.7	Revised to show the proposed external works and landscaping.	
1.8	Revised to show the proposed external works and landscaping.	
1.9	Revised to show the proposed external works and landscaping.	
1.10	Revised to show the proposed external works and landscaping.	
1.11	Revised to show the proposed external works and landscaping.	
1.12	Revised to show the proposed external works and landscaping.	
1.13	Revised to show the proposed external works and landscaping.	
1.14	Revised to show the proposed external works and landscaping.	
1.15	Revised to show the proposed external works and landscaping.	
1.16	Revised to show the proposed external works and landscaping.	
1.17	Revised to show the proposed external works and landscaping.	
1.18	Revised to show the proposed external works and landscaping.	
1.19	Revised to show the proposed external works and landscaping.	
1.20	Revised to show the proposed external works and landscaping.	

3 Church Street, Oswestry Development Scheme

PROPOSED PLANS AND ELEVATIONS
 3 Church Street
 Oswestry
 SY11 2SU



ZC Design Consultants Ltd
 The Design Hub
 Rime Way, 217
 Church Street, Oswestry, Shropshire, SY11 2SU
 Tel: 01676 8434-8435
 Fax: 01676 8434-8436
 www.zcdesign.co.uk

LOCATION

The property is located in a prime position on Church Street in the centre of Oswestry, with nearby national retailers including Greggs (next door), Costa, M & Co, The Edinburgh Woollen Mill, Clarks and Subway.

Oswestry is a popular market town in north Shropshire serving a far reaching local community. The location benefits from a public car park to the rear.

DESCRIPTION

The property comprises a retail premises with accommodation set out over two floors, fronting onto Church Street, with a secondary frontage to the rear, overlooking a prominent public car park.

The accommodation is planned to be subject to a scheme of works which will create a retail unit fronting Church Street, a restaurant premises to the rear overlooking the car park and three kiosk units in the centre of the building, fronting onto the English Walls passageway which runs down the length of the property.

ACCOMMODATION

(All measurements are approximate and are provided on a Net Internal basis.) The units listed below are indicative and sizes can be varied subject to requirements.

	sq m	sq ft
Unit 1	64.4	693.2
Unit 2	47.91	515.7
Unit 3	37.79	406.8
Unit 4	32.35	348.2
Unit 5 Ground Floor	129.1	1,389.5
Unit 5 First Floor	126.1	1,357.1

PLANNING

The property is understood to benefit from planning consent for Use Classes A1 and A3 of The Town and Country Use Classes Order 1987.

TENURE

The units are available to let on Tenants Full Repairing and Insuring leases for a length of term by negotiation.

RENT

Rent will depend on size and specification. Further details are available from the agents upon request.

EPC

Available upon request.

RATEABLE VALUE

Interested parties should make their own enquiries. We understand that the units are yet to be assessed for rating purposes.

SERVICES

Not tested at the time of our inspection.

Mains gas, water, electricity and drainage are all understood to be connected.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

LOCAL AUTHORITY

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

VIEWING

Strictly by prior arrangement with the agents.

For more information, or to arrange a viewing, please contact the agents.



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James Evans
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