



TO LET

THE LITTLE MALL, 9 CROSS STREET, OSWESTRY, SHROPSHIRE. SY11 9NF

- In the town's prime pitch, ground floor retail/commercial units between 228.74 sq.ft. and 357.26 sq.ft.
- A new development, targeted at go-ahead, niche retailers, caterers and commercial businesses, providing an exciting opportunity within Oswestry's busy centre.
- **VIEWING – Celt Rowlands & Co. 01691 659659.**

LOCATION

Oswestry is a historic and attractive market town, with a former district population of over 37,000, 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, New Look, Superdrug, Greggs, Edinburgh Woollen Mill, McKays, B & M, Home Bargains, to name a few, together with most of the national banks and excellent large surface parking facilities around the centre. This new development is situated directly opposite Poundland and Dorothy Perkins on the busy prime area of Cross Street, within the town centre.

DESCRIPTION

A small mall development of a former shop unit, which is designed to create as much open space and light for each occupier as possible. Please see the attached floor plans, and these show the following shop units.

Shop One	23.02 m.sq. / 247.79 sq.ft.
Shop Two	22.06 m.sq. / 237.45 sq.ft.
Shop Three	33.19 m.sq. / 357.26 sq.ft.
Shop Four	21.25 m.sq. / 228.74 sq.ft.



This mall development will include communal kitchen and wc facilities for the business tenants, with some usage of wcs by customers only. There will be a management programme put in place to deal with regular cleaning, maintenance and security matters.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

TIMING AND OPENING

It is currently targeted for development of the units to commence as soon as possible, with an opening planned for around Easter 2020.

RENT, LEASE TERMS AND BUSINESS RATES

Interested parties should contact ourselves with regards to rents, service charge and potential business rates.

It is fully expected, that subject to the occupier complying with Local Authority/Business Rates rules, that rateable values will be at a level to attract maximum concessions where applicable. In other words, for many occupiers, nil or low business rates are likely to apply. Interested parties however need to contact Shropshire Council to establish this factually.

EPC

To be re-assessed after redevelopment.

