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**CROSS STREET, OSWESTRY,
SY11 2NG**

LOCATION

Oswestry is an attractive and well-connected market town in Shropshire, close to the Welsh border. The town lies approximately 18 miles northwest of Shrewsbury and 22 miles south of Wrexham, with a residential population of around 18,000. Oswestry benefits from excellent road connections via the A5 and A483, providing direct access to Shrewsbury, Wrexham, and Chester. The property occupies a prominent position on Cross Street, within approximately 480 metres of Oswestry Railway Station.

NEARBY OCCUPIERS

Positioned adjacent to **Sports Direct** and surrounded by a mix of national and independent operators including **Boots, Clarks, Costa, Greggs, Peacocks, Superdrug, WHSmith**. The property also benefits from frontage to the rear at English Walls.

AREAS

Ground (Sales)	16,083 sq ft / 1,494 sq m
First (Store)	9,059 sq ft / 842 sq m
Second (Store/Staff)	9,059 sq ft / 842 sq m
Total	34,201 sq ft / 3,178 sq m



TERMS

Lease Type	New Lease
Term	To be agreed with the Landlord
Quoting Rent	£75,000 pax

BUSINESS RATES

Rateable Value (2023)	£94,500
Rates Payable (2025/26)	£52,447.50

Interested parties are advised to make their own enquiries

EPC

EPC Rating (full certificate available on request)

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