



FOR SALE/TO LET

INDUSTRIAL DEVELOPMENT LAND, MAESBURY ROAD, OSWESTRY (small frontage to Shrewsbury Road)

- Up to approximately 2.5 acre, currently industrial storage use with prominent frontage to Maesbury Road.
- VIEWING - STRICTLY by contacting Oswestry Office - 01691 659659.
oswestry@celtrowlands.com
- Being offered subject to necessary planning and statutory consents obtained.

LOCATION

Oswestry is the County of Shropshire's third largest town with a former Borough population of around 36,000 and a catchment substantially higher. The town has a range of substantial employers including British Telecom, Practice Plan, Gutter Crest and a multitude of office and industrial based companies.

This site is situated with a prominent frontage to Maesbury Road, adjoining the Aldi Store and with a small frontage to Shrewsbury Road, immediately adjoining the Aldi entrance. Maesbury Road is one of the main industrial and trade counter pitches – linking the town centre with the A483 Welshpool road. Please see the attached site plan.

DESCRIPTION

A site up to approximately 2.5 acre maximum, which can be purchased as a whole or potentially (subject to agreement) in lesser amounts.

On the north west boundary the site lies a mobile phone mast – further details on request.

The area marked compound is of 0.52 acre on the site plan is let for a 4 year term. Further information upon application.

PLANNING AND POTENTIAL

Whilst interested parties should obtain their own advice on which they can rely, concerning potential uses, and by directly approach the Local Authority (Shropshire Council – 0345 6789003), it is believed and understood that this is zoned

industrial land and with the recent arrival of the Aldi supermarket adjoining, there is clearly potential for other allied or commercial uses, subject to obtaining the necessary consents.

BUSINESS RATES

To the best of our knowledge there is currently not a rating assessment for this land, since it is in an undeveloped state and as such has not attracted an assessment from the Valuation Office. Interested parties however must make their own enquiries in this regard – Shropshire Council – 0345 6789003.

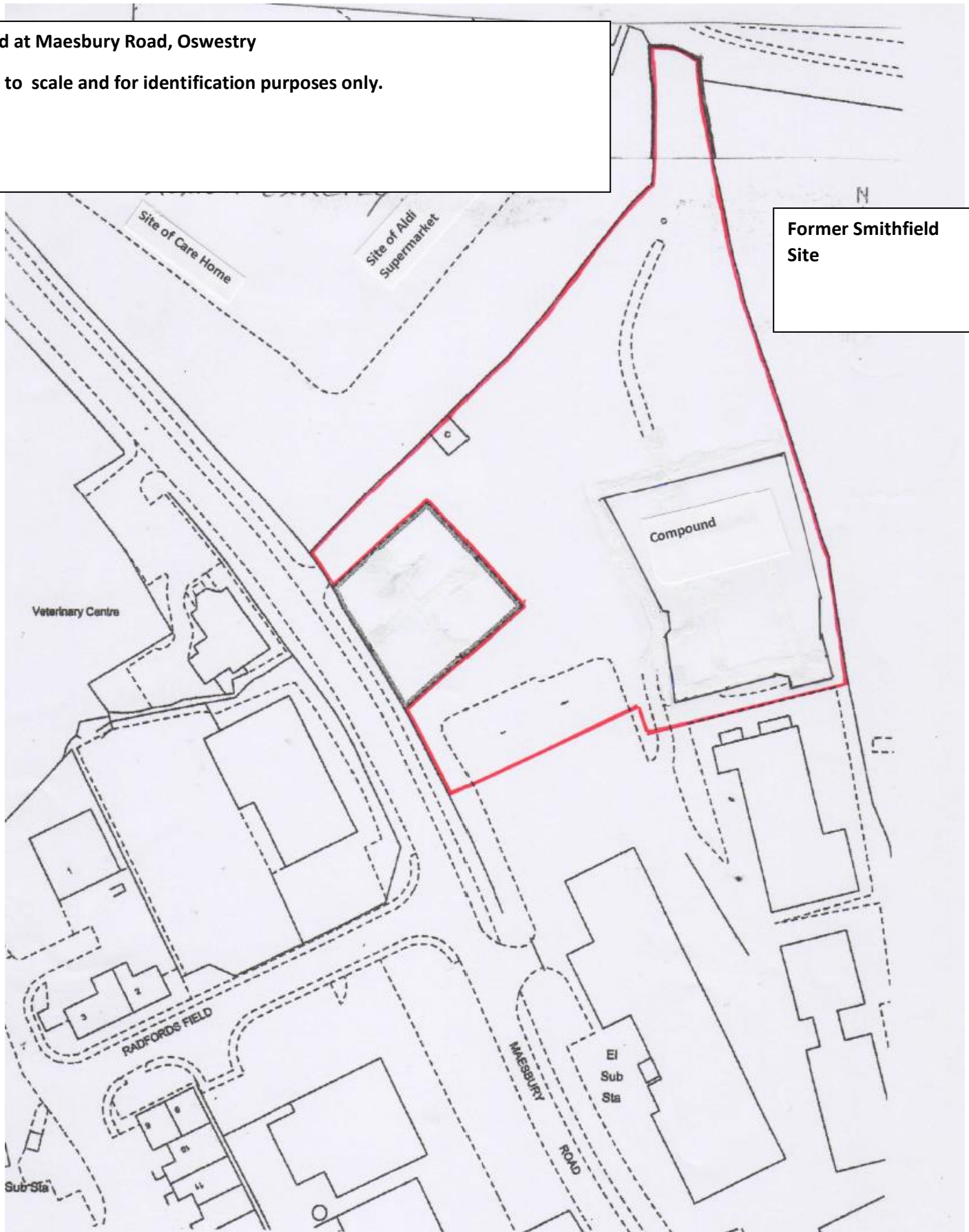
PRICE, FREEHOLD AND LEASEHOLD TERMS, SUBJECT TO CONTRACT

On application.

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

Land at Maesbury Road, Oswestry

Not to scale and for identification purposes only.



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty Stationary Office, Crown Copyright reserved. Celt Rowlands & Co – Licence No: 738380E0001. Adapted by Celt Rowlands & Co. For identification purposes only and not to scale.

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