

On the Instructions of Arcadia Group Limited

OSWESTRY

3/5/9 Cross Street

PRIME SHOP LEASE FOR SALE

***STAFF
UNAWARE***



LOCATION

The property occupies a fantastic position on prime Cross Street directly opposite **Peacocks** and **Sports Direct**. Further national multiples close by include **Dorothy Perkins**, **New Look**, **Clintons**, **Superdrug** and **WH Smith**.

www.ps2property.co.uk

DESCRIPTION

The property provides the following approximate accommodation:

Internal Width	34 ft	10.36 m
Shop Depth (average)	51 ft 6 ins	15.70 m
Ground Floor Sales	1,619 sq ft	150.4 sq m
First Floor Ancillary	723 sq ft	67.2 sq m
Second Floor	680 sq ft	63.2 sq m

VIEWING

By appointment via this office:

Tim Starling

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Dan Walker

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TENURE

The property is held on a full repairing and insuring lease due to expire 1st October 2011, without further rent review.

RENT

£50,000 per annum exclusive of rates and VAT at the prevailing rate (if applicable).

TERMS

Premium offers invited.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £41,000 and the Rates Payable are £18,942. The UBR for 2008/09 is 46.2p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

CBRE
CB RICHARD ELLIS

OSWESTRY

3/5/9 Cross Street



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