

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL UNIT IN PROMINENT TOWN CENTRE LOCATION



**21 LEG STREET
OSWESTRY
SHROPSHIRE
SY11 2NN**

- Well-appointed retail unit occupying the ground floor of this attractive Grade II Listed building extending to approx. 723 sqft (67.15 sqm).
- Versatile accommodation with large fronted glazed display to Leg Street and return frontage to Oswald Road.
- Prominent roadside location within the heart of the Town Centre and a short walking distance from the main public car park.
- Available To Let on a new Lease. Rent **£12,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent position fronting Leg Street and Oswald Road in the heart of Oswestry Town Centre in a popular trading location with main car park within a short walking distance.

Oswestry is an important North Shropshire market town strategically located on the fringe of the English and Welsh border approx. 18 miles north west of Shrewsbury, 30 miles south of Chester and 28 miles from Newtown via A5 / A483 trunk roads. The town has a large commercial centre and developing industrial base serving a wide catchment area.

Description

The property comprises a well-appointed ground floor retail premises extending in total to approx. 723 sqft (67.15 sqm) and forming part of this attractive Grade II listed property. The premises provides an open plan retail unit accessed via a recessed entranceway and having additional offices with storage and kitchenette facilities.

The property benefits from a large attractive glazed display frontage to Leg Street, with a further glazed display window to Oswald Road and has the benefit of a car parking space to the rear.

The premises has operated as an Estate Agent / Surveyors' office for over 42 years and is fitted out for this purpose but also lending scope for a variety of alternative uses subject to planning.

The property is available To Let on a new lease following J J Dell's planned relocation to offices close by.

Accommodation

| | Sqft | Sqm |
|------------------------------------|------------|--------------|
| Ground Floor | | |
| Internal frontage - 22 ft (6.67 m) | | |
| Sales area | 461 | 42.75 |
| Office 1 | 128 | 11.94 |
| Office 2 | 92 | 8.52 |
| Kitchenette | 24 | 2.25 |
| Storage | 18 | 1.69 |
| Total | 723 | 67.15 |

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

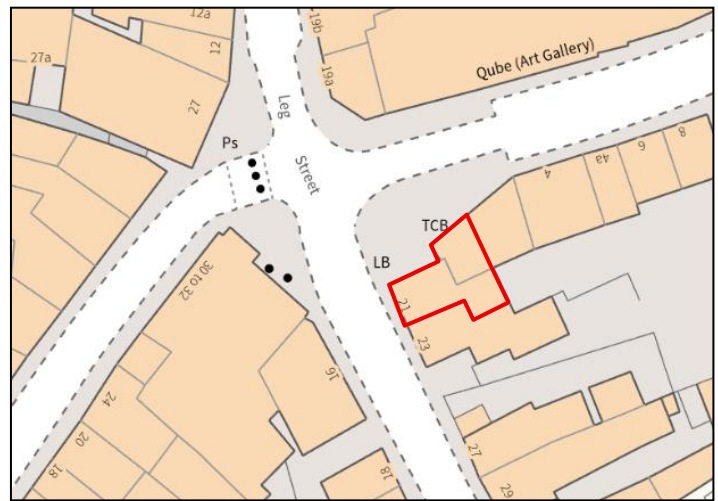
The property is available To Let on a new Lease on a Tenant's apportioned full repairing and insuring basis for a minimum term of 3 years or multiples thereof subject to three yearly upward only rent reviews.

Rent

£12,500 per annum exclusive.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority. We understand the property forms part of a Grade II Listed Building and is located within the Oswestry Conservation Area.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Rating: C 56

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Shop and Premises
Current Rateable Value – £10,000
Rateable Value from 1st April 2026 - £7,600

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Local Authority

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

Legal Costs

Each side to bear their own legal costs incurred within the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We have been advised the Landlord has not elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

March 2026

TSR House

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Important Information

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."