



## SITUATION

Located on one of the town's main retail thoroughfares close to the junction with Leg Street opposite **British Red Cross** and amongst such multiples as **Barnardo's, Coral, Sports Direct, Poundland, Hays Travel** and many more. Oswestry is an established market town located approx. 35 miles west of Stoke-on-Trent and approx. 15 miles north-west of Shrewsbury benefitting from good road links via the A5/M54.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** on the first, second and third floors. In addition, the property benefits from pedestrian rear access via Star Passage.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **House of Jumble and the Comic Vault Ltd t/a Time Invaders (Comics & Café)** for a term of 6 years from 20th December 2019 at a current rent of **£9,500 per annum** exclusive.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	22'5"
Internal Width	20'3"
Rear Width	10'4"
Shop Depth	54'3"
Stairs up to Kitchenette	
Built Depth	73'2"
Area	Approx. 840 sq ft
2 WCs	

### Basement

Area	Approx. 489 sq ft
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### First Floor Ancillary

2 Rooms Area	Approx. 474 sq ft
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### Second Floor Ancillary

3 Rooms Area	Approx. 445 sq ft
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### Third Floor Ancillary

3 Rooms Area	Approx. 365 sq ft
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<b>Total Area</b>	<b>Approx. 2,613 sq ft</b>
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**Note 1: There is a £2,500 Rent Deposit held.**

**Note 2: The Tenant did not exercise their December 2022 Break Option.**

**Note 3: No. 17 Cross Street is also being offered for sale in this auction – see Lot 22.**

**£9,500** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

### Joint Auctioneers

Andrew Dixon and Company  
Tel: 01952 521 000 Ref: Simon Beedles  
Email: simon@andrew-dixon.co.uk

### Vendor's Solicitors

BP Collins LLP  
Tel: 01753 889 995 Ref: Emily Halley  
Email: emily.halley@bpcollins.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



View up Cross Street



Interior of Shop

