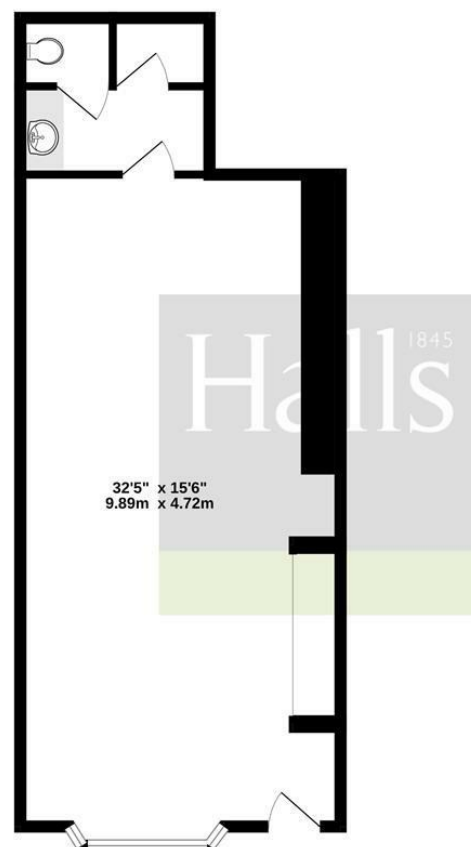


FOR SALE

24 Leg Street, Oswestry, SY11 2NN

Ground Floor
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



onTheMarket.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Price Guide £70,000

24 Leg Street, Oswestry, SY11 2NN

A prominently positioned lock up shop conveniently situated within the heart of Oswestry and offering scope for a variety of onward usages.



hallsgb.com

01691 622 602

- Lock Up Shop
- Town Centre Location
- Approx. 480 sq ft shop floor
- Prominent Front Window

DESCRIPTION

A conveniently sized lock-up shop situated within the heart of Oswestry's thriving town centre and boasting excellent opportunities to capitalise on passing footfall.

The premises is arranged over one floor and extends to approximately 516 sq ft, with a prominent glass frontage onto Leg Street.

The property is entered onto a shop floor (approx. 480 sq ft) which offer scope for further division, if required, and boasts a feature exposed stone inglenook fireplace, with the shop floor leading onto an office/kitchenette with an adjoining cloakroom and store.

The premises formerly housed Pizza Two Four, a locally renowned business which lives on in the memory of many within the town. The former success of Pizza Two Four may hint at an ideal usage for the premises (LA consent permitting).

LOCATION

Oswestry is the third largest town in the county and, as such, attracts a multitude of visitors and residents looking to enjoy the array of local amenities and attractions. Oswestry is well-served by transport links, particularly so via the A5, which runs alongside the town and allows easy access from the larger centres of Shrewsbury, Wrexham and Chester, with the city of Liverpool lying less than an hour away by car.

The premises is prominently positioned on Leg Street, a busy thoroughfare within the heart of the town centre which boasts a convenient proximity to both the town's established commercial centre and the residential localities beyond.

A number of public car parks lie within a convenient proximity.

THE PREMISES COMPRISES

- Shop Floor - 4.72m x 9.61m
- Office - 2.79m x 1.30m
- Store - 1.35m x 1.00
- Cloakroom - 1.33 x 1.00

SERVICES

We are advised that the premises benefits from mains electric, water, and drainage.

EPC

B (48)

TENURE

We are advised that the property is of leasehold tenure, with a lease of 999 years having been granted in 1979, thus around 978 years remain unexpired.

Vacant possession will be granted upon completion of the sale.

Whilst the property is of Leasehold tenure, the Freehold is held by the collective owners of the 5 units within the building, with the purchase of 24 Leg Street qualifying the purchaser for inclusion with the collective Freehold.

W3W

///morphing.students.snake

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

