

Oswestry - 23 Cross Street, Shropshire SY11 2NF
Virtual Freehold Vacant Ancillary with Residential Development Potential



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £60,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises retail ancillary arranged over first, second and third floor
- Residential development potential, subject to obtaining the necessary consents
- Situated on one of the town's main retail thoroughfares close to the junction with Leg Street, opposite British Red Cross and amongst retail occupiers such as Coral, Sports Direct, Poundland and many more.



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Property Description:

Comprises vacant retail ancillary at first, second and third floor, providing the following accommodation and dimensions:

First Floor: 2 Rooms - 44 sq m (474 sq ft)

Second Floor: 3 Rooms - 41 sq m (445 sq ft)

Third Floor: 3 Rooms - 34 sq m (365 sq ft)

Total GIA: 119 sq m (1,284 sq ft)

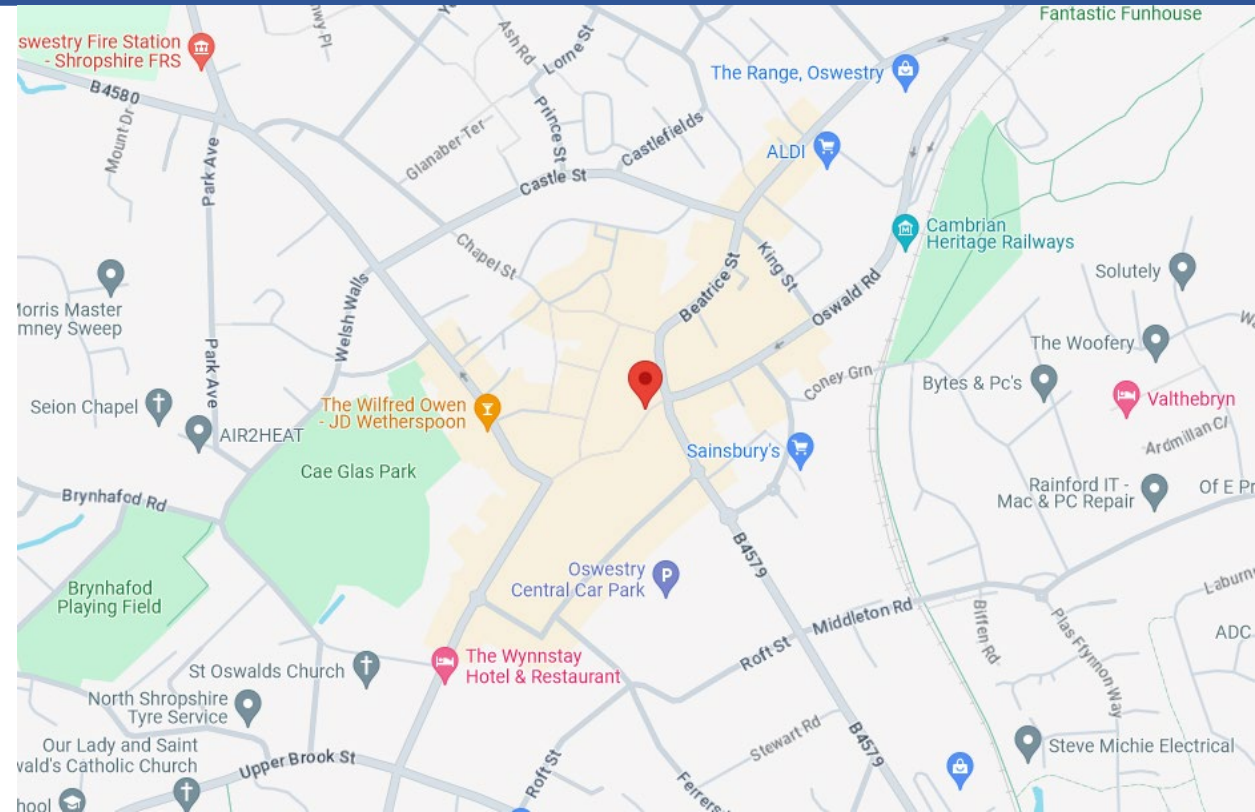
Residential development potential, subject to obtaining planning.

Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.

Location:

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. The property is 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.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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