



## FOR SALE

### THE OLD SMITHY, CHURCH STREET, OSWESTRY. SY11 2SP

- A quite unique property within this market town, easily accessible, extremely central, yet secluded, and with land, if used only for parking, it would allow for up to say 9 spaces.
- An attractive building, refurbished and fitted with the highest quality design in mind. A musical, sound recording studio and offices, with state of the art insulation and method of construction.
- Potential for a variety of uses including continuation as a sound studio, residential, offices, clinic, possibly hospitality/licensed, subject to permissions.
- VIEWING: Celt Rowlands & Co. 01691 659659 and Joint Agents: Halls, 01691 670320



## LOCATION

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Prezzo, Home Bargains, Costa, Greggs, and most banks still operating.

Excellent location on the A5, giving it fast access to the motorway network, Manchester, Liverpool and Birmingham.

A historic town with a vibrant town centre. Oswestry is also set in beautiful Shropshire Borderland countryside and offers many attractions and advantages. These premises are situated in a quiet, secluded position, but set off the prime part of Church Street in the town centre. Vehicular access off Church Street via an archway, opposite the popular Festival Square, now known for its cafes/bars with outside seating.

## BUILDING DESCRIPTION AND POTENTIAL

A former traditionally built, brick and stone Smithy, with a pitched slated roof, the premises were purchased and thoroughly repaired and refurbished by the current owners around 25 years ago, specifically for the purpose of music and sound recording studio.

The building is not listed, but it was refurbished with the highest classical design principles in mind, and to be sensitive to the building's original historic purpose, where possible. As a result it received a Civic Society Award at the time. One of the building's main features are the original cast iron windows.

As a sound studio, there are many features of the building which are necessary for this purpose in situ, which either can remain or be adapted, or removed as necessary to alter the building for alternative uses, in our opinion, very few fundamental changes needed in any case. There is much potential for a variety of commercial uses, such as offices clinic, possible restaurant/bar/hospitality, and for residential, it would make a 4-5 bedroom dwelling, townhouses or apartments, all subject to planning permissions.

## THE ACCOMMODATION COMPRISES

### Ground Floor

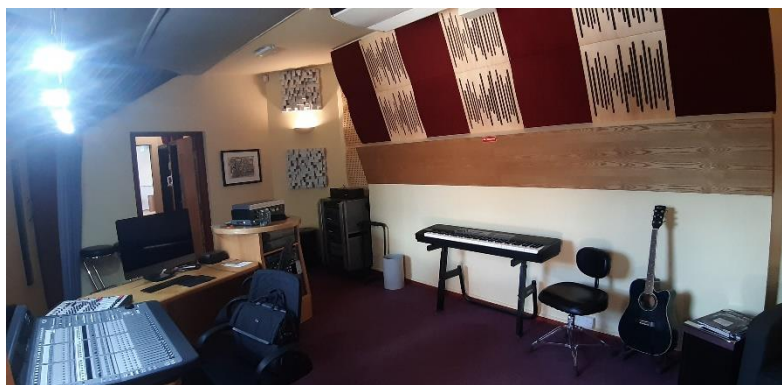
Double timber doorway entrance into small foyer, serving left and right.

**Recording Room** (5.19m x 5.11m max.) with heavy sound insulation, ceiling mounted air conditioning unit, sliding glass doorway through to:-



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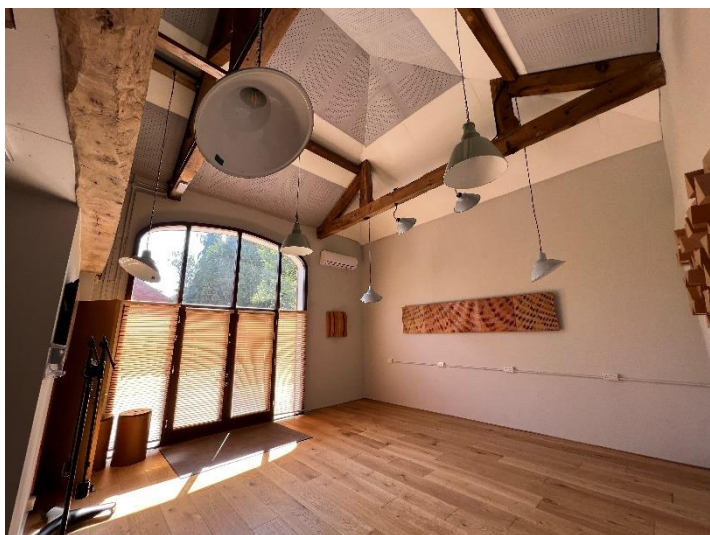
**Principal Room** (4.56m x 6.74m) with acoustic block walling, heavy sound insulation, acoustic sloping ceiling, small storage area.



**Dining and Kitchen Area** (3.19m x 3.72m) with separate fitted kitchen with surfaces, cupboards and with single drainer sink unit. **WC** off with wash basin.

**Principal Recording Room** (5.72m x 5.33m) with substantial double glazed archway entrance to parking area, feature original heavy timber beams, air conditioning unit and perimeter trunking. Floor to ceiling height, approximately 5.7m.

**Storage Area** (2.69m x 1.59m) with incoming 3 phase electrical supply, staircase to **Mezzanine** above.



Total gross internal floor area approximately 1,450 sq.ft. / 134.71 m.sq.

Net internal floor area approximately 1,311 sq.ft. / 121.80 m.sq.

## First Floor

Accessed internally from the building, and separately via a high quality cast iron external staircase. Note that this is a solid, pre cast Bison beam and block floor, sound insulated and incorporating services below.

**Main Office Room** (12.95m x 5.72m) in a residential conversion, this could easily form a number of bedrooms.

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**Staff Meeting Room/Kitchen** (2.50m x 2.0m) with fitted kitchen and seating area.

**Galleried Area** (4.26m x 1.85m) overlooking the principal recording room.

**Separate Ladies and Gents WCs**

Gross internal floor area approximately	1,009 sq.ft. / 93.69 m.sq.
Net internal floor area approximately	965 sq.ft. / 89.65 m.sq.
<b>Total Net Internal Floor Area Approximately</b>	<b>2,276 sq.ft. / 211.45 m.sq.</b>

The refurbishment of the building included:-

**OUTSIDE AREA**

The building has a substantial gravelled area to its front which, if used only for parking would create around 9 spaces or could equally well be used for amenity and gardens.



There is a pedestrian right of way via an adjoining separate alleyway leading onto Church Street, and a main vehicular access lane which is within the title. This leads onto Church Street via a right of way.

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### **FREEHOLD PRICING**

The freehold interest with vacant possession of the entire building and land, is offered at a price of £495,000 region.

### **BUSINESS RATES**

The building has a rateable value of £11,000, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

### **EPC RATING – ‘B’.**

**VIEWING** - Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

Sub-Agents - **Forge Property Consultants Ltd**, Chartered Surveyors, Valuers, Land & Property Agents, T: 01691 610317

Joint Agents – **Halls**, Oswestry, 01691 670320

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Note that the thoroughfares coloured in blue represent rights of way benefitting the property being offered. In the case of the one adjoining No.30 Church Street, used for vehicles.

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