



Willow Street

Oswestry, SY11 1AQ





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A wonderful opportunity to purchase a Grade II Listed town centre property currently operating as AA 4 Star guest accommodation with eight B&B Ensuite Rooms with parking and private owners apartment. Formally a restaurant with rooms which could be re established or converted back to private residence, only by viewing will the space, diversity, character and charm be appreciated. Contact Halls now for a private tour of this historic building!



Oswestry Sales
20 Church Street
Oswestry
SY11 2SP
Telephone: 01691 670 320
Email: oswestry@halls.gb.com

LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

RESTAURANT AND ROOMS

RESTAURANT DINING AREA 4.90m 7.31m (16'0" 23'11")

With feature windows to the front elevation.

SNUG 6.30m x 3.50m (20'8" x 11'5")

With door and window to Willow Street.

REST ROOMS

Comprising two rest rooms with flush WC's and wash hand basin's.

CELLAR 7.80m x 2.00m (25'7" x 6'6")

LOUNGE AREA 4.51m x 5.20m (14'9" x 17'0")

With feature woodburning stove, and opening into;

RECEPTION HALL

With access into The Courtyard and staircase leading to First Floor Landing.

OFFICE ONE 1.70m x 2.10m (5'6" x 6'10")

Providing office and storage space.

RESTAURANT KITCHEN 2.90m x 5.40m (9'6" x 17'8")

Fully equipt and providing excellent facilities.

OFFICE TWO/STORE 1.70m x 2.10m (5'6" x 6'10")

Providing office and storage space.

PREPARATION AREA 4.70m x 3.60m (15'5" x 11'9")

With skylights.

STORE ROOM 8.44m x 3.60m (27'8" x 11'9")

Providing addition preparation area, space for appliances and door to the Courtyard.

HOTEL ROOMS

With separate access from the Courtyard.

HOTEL BEDROOM SUITE ONE 5.53m x 3.79m max (18'1" x 12'5" max)

A wonderful room with window to Willow Street and window to the rear elevation.

ENSUITE SHOWER ROOM

Comprising a three piece suite.

HOTEL BEDROOM SUITE TWO 5.53m x 4.11m (18'1" x 13'5")

With vaulted ceiling and window to Willow Street.

ENSUITE BATHROOM

Comprising a three piece suite and with window to the Courtyard.

OWNERS FOUR BEDROOM APARTMENT



FIRST FLOOR LANDING

With staircase to the Second Floor.

FAMILY LOUNGE 5.30m x 4.30m (17'4" x 14'1")

A room full of character with open fire and window to Willow Street.

DINING ROOM 4.120m x 3.30m (13'6" x 10'9")

With window to Willow Street.

KITCHEN 2.50m x 4.30m (8'2" x 14'1")

Comprising a range of fitted base and wall units, space for appliances and window to the side elevation.

INNER HALLWAY

Providing access to Bedroom and Bathroom.

APARTMENT BEDROOM ONE 3.33m x 4.20m (10'11" x 13'9")

With window to the Courtyard and fitted storage.

BATHROOM 2.40m x 4.10m (7'10" x 13'5")

Comprising a four piece suite and with window to the side elevation.

APARTMENT BEDROOM TWO 4.10m x 3.78m (13'5" x 12'4")

With window to Willow Street.

ENSUITE SHOWER ROOM

Comprising a three piece suite.

APARTMENT BEDROOM THREE 5.10m x 4.21m (16'8" x 13'9")

With window to Willow Street.

APARTMENT BEDROOM FOUR 2.50m x 4.91m (8'2" x 16'1")

With window to the rear elevation.

BED & BREAKFAST ROOMS

B&B BEDROOM SUITE ONE 4.80m x 4.50m max (15'8" x 14'9" max)

A ground floor room with window to the front and rear elevations.

ENSUITE SHOWER ROOM

Comprising a three piece suite and with window to the rear elevation.

B&B BEDROOM SUITE TWO 4.60m x 4.50m max (15'1" x 14'9" max)

A ground floor room with window to the front and rear elevations.

ENSUITE SHOWER ROOM

Comprising a three piece suite and with window to the rear elevation.

B&B BEDROOM SUITE THREE 4.80m x 4.50m max (15'8" x 14'9" max)

A first floor room with window to the front and rear elevations.

ENSUITE SHOWER ROOM

Comprising a three piece suite.

B&B BEDROOM SUITE FOUR 4.60m x 4.50m max (15'1" x 14'9" max)

A first floor room with window to the front and rear elevations.

ENSUITE SHOWER ROOM

Comprising a three piece suite.

B&B BEDROOM SUITE FIVE

A ground floor room with window to the front elevation.

ENSUITE SHOWER ROOM

Comprising a three piece suite.

B&B BEDROOM SUITE SIX

A ground floor room with window to the front elevation.

ENSUITE SHOWER ROOM

Comprising a three piece suite.

THE COURTYARD

The Courtyard offers a delightful sitting and dining area with access to the Reception, Restaurant, Hotel Rooms, Bed & Breakfast Bedroom Suites and Parking Area.

PARKING

The parking area is accessed via Welsh Walls.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@halls.gb.com

SHROPSHIRE COUNCIL AND COUNCIL TAX AND RATABLE VAL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.
The property is in band 'A' on the Shropshire Council Register. For MAISONETTE AT 45 WILLOW STREET, Oswestry, Shropshire, SY11 1AQ.
Current rateable value (1 April 2023 to present) £12,000 Restaurant and premises.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport/Photographic Driving Licence and a recent Utility Bill.

EPC

ACCOMMODATION ANNEX ON TWO FLOORS @ 43-45 Willow Street, OSWESTRYSY, 11 1AQ - Rating 60 Band C.









Important Notice

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.

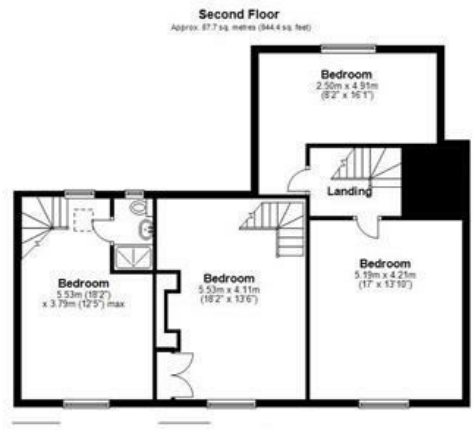
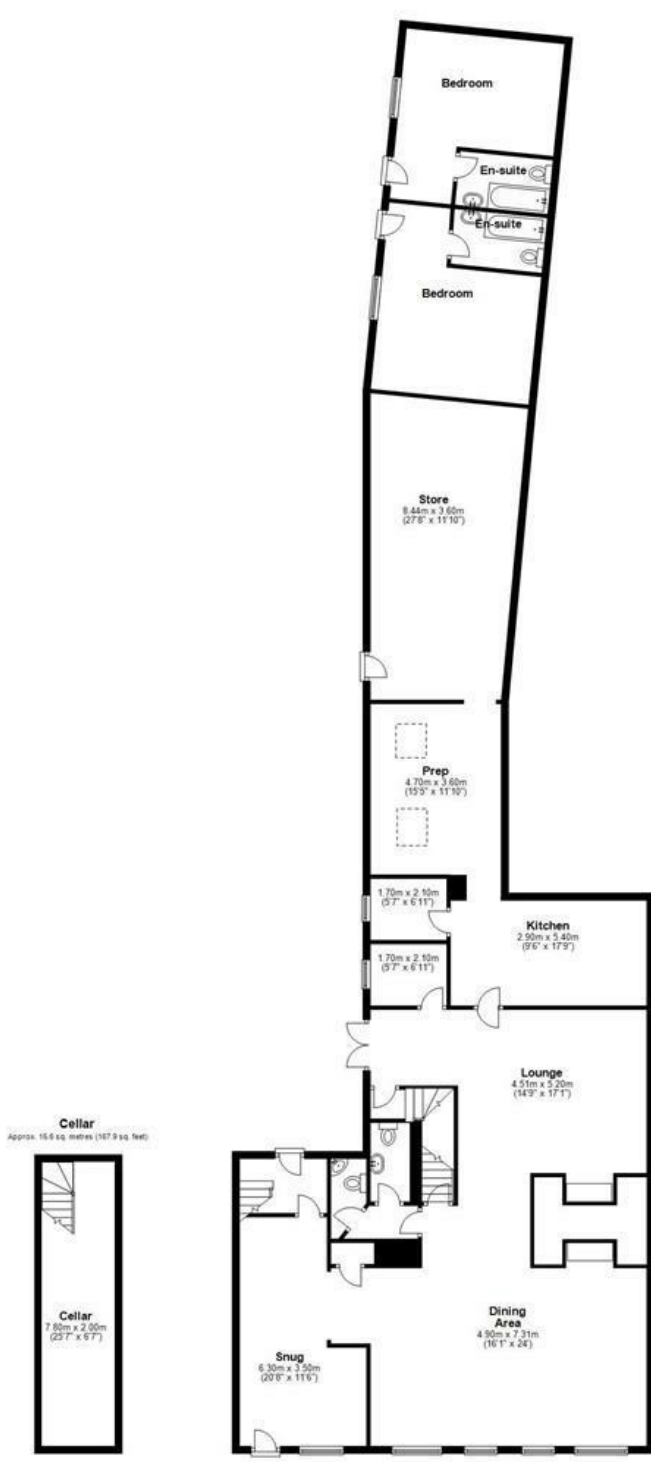
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.





Ground Floor
Approx. 202.0 sq. metres (2143.0 sq. feet)

First Floor
Approx. 193.4 sq. metres (2081.9 sq. feet)



Google Earth Ltd & Bluesky, Maxar Technologies



Floorplan for identification purposes only. Not to scale. Not to be relied upon.

Total area: approx. 588.7 sq. metres (6337.2 sq. feet)



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