



FOR SALE

£690,000

## Willow Street Willow Street, Oswestry, SY11 1AQ

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!







- AA 4 Star Guest Accommodation
- Eight B&B Ensuite Rooms with Parking
- Four Bedroom Owners Apartment
- Former Restaurant with Rooms
- Town Centre Location
- Must Be Viewed To Be Appreciated

## 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

16'0" x 23'11" (4.90m x 7.31m)

With feature windows to the front elevation.

### SNUG

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

With door and window to Willow Street.

### REST ROOMS

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

### CELLAR

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

### LOUNGE AREA

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

With feature woodburning stove, and opening into;

### RECEPTION HALL

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

### OFFICE ONE

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

Providing office and storage space.

### RESTAURANT KITCHEN

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

Fully equipt and providing excellent facilities.

### OFFICE TWO/STORE

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

Providing office and storage space.

### PREPARATION AREA

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

With skylights.

### STORE ROOM

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

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

### HOTEL ROOMS

With separate access from the Courtyard.

### HOTEL BEDROOM SUITE ONE

18'1" x 12'5" max (5.53m x 3.79m max)

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

### ENSUITE SHOWER ROOM

Comprising a three piece suite.



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

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

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.





4 Reception  
Room/s



12 Bedroom/s



8 Bath/Shower  
Room/s



#### **HOTEL BEDROOM SUITE TWO**

18'1" x 13'5" (5.53m x 4.11m)

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**

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

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

#### **DINING ROOM**

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

With window to Willow Street.

#### **KITCHEN**

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

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**

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

With window to the Courtyard and fitted storage.

#### **BATHROOM**

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

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

#### **APARTMENT BEDROOM TWO**

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

With window to Willow Street.

#### **ENSUITE SHOWER ROOM**

Comprising a three piece suite.

#### **APARTMENT BEDROOM THREE**

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

With window to Willow Street.



#### **APARTMENT BEDROOM FOUR**

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

With window to the rear elevation.

#### **\*\*BED & BREAKFAST ROOMS\*\***

#### **B&B BEDROOM SUITE ONE**

15'8" x 14'9" max (4.80m x 4.50m 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**

15'1" x 14'9" max (4.60m x 4.50m 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**

15'8" x 14'9" max (4.80m x 4.50m 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**

15'1" x 14'9" max (4.60m x 4.50m 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@hallsgb.com](mailto:oswestry@hallsgb.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.

RESTAURANT & ACCOMMODATION ON THREE FLOORS @ 43-45 Willow Street, OSWESTRY, SY11 1AQ - Rating 81 Band D.



FOR SALE

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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.

### Energy Performance Rating



01691 670 320

**Oswestry Sales**  
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