

FOR SALE

RETAIL/ RESIDENTIAL INVESTMENT



**PRICE:
OFFERS IN THE
REGION OF
£400,000
(EXCLUSIVE)**

A RARE OPPORTUNITY TO PURCHASE A MIXED USE INVESTMENT OPPORTUNITY IN THE TOWN OF OSWESTRY
26 WILLOW STREET, OSWESTRY, SY11 1AD

- Prominently located shop premises with two residential houses in the sought after town of Oswestry
- The retail accommodation is extensively fitted out as a sewing and embroidery shop
- Located close by to Home bargains, Catalogue express, Sebastian restaurant, S R Drinnan Optometrist and the Townhouse Bar and restaurant
- Total annual income of £18,000 per annum
- Detached Brick barn to the rear suitable for a variety of uses subject to statutory consents
- Ample parking included
- Gibsons nightclub can be included by separate negotiation

LOCATION

The property is prominently located fronting onto Willow Street in the town centre of Oswestry. Willow Street serves as a main arterial road within the town centre of Oswestry.

The property is located close by to Home bargains, Catalogue express, Sebastian restaurant, S R Drinnan Optometrist and the Townhouse Bar and restaurant. The area is a mixed commercial/residential area.

Oswestry is an established market town and administrative centre in North Shropshire. The town has all local amenities and had a population of 17,105 at 2011 census.

The town is strategically well located at the junction of A5, A483 and A495 and is located approximately 19 miles north west of the county town of Shrewsbury, approximately 27 miles south of the City of Chester and approximately 15 miles south of the town of Wrexham.





DESCRIPTION

The property provides a fully let property investment opportunity consisting of a retail shop fronting on Willow Street which is currently let to a sewing and embroidery shop, the property also includes two residential town houses which are located above and to the rear of the retail shop unit.

The property is partly two and three storey and is of traditional brick construction with slate tiled roofs. The property includes vehicular access to the side of the property which leads to a good size car park which is included in the sale. The retail shop is ground floor only which is approximately 38.6 sq m (415.49). One residential property is understood to be 2 bedrooms and the other 4 bedrooms.

The outbuilding is two storey and a generous size which could be used for a variety of alternative uses. It is currently being used for storage but could be converted into workshops/residential accommodation subject to planning.

ACCOMMODATION

(All measurements are approximate and on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice)

	SQ FT	MSQ
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26 WILLOW STREET

COMMERCIAL

Sales Area	206	19.17
Stores/Ancillary	144	13.38
Toilet		

	FT	
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RESIDENTIAL

Ground Floor

Hallway	15'2" x 8'6"
Half Landing	

First Floor

Landing	8'7" x 11'9"
Kitchen	8'5" x 15'1"
Bedroom 1	14'1" x 15'1"
Toilet	
Sitting Room	13'9" x 17'3"

Second Floor

Landing	11'7" x 8'11"
Toilet/Shower room	3'9" x 8'5"
Bed 1	17'9" x 16'11"
Bed 2	12'8" x 11'7"
Bed 3	9'1" x 15'1"
Hallway	

26B WILLOW STREET

Ground Floor

Kitchen	15'1" x 13'3"
Dining Room	13'10" x 16'4"
Sitting Room	13'3" x 17'2"

First Floor

Landing	
Bedroom	18'6" x 13'5"
Bedroom 2	11'3" x 12'5"
Bathroom	
Hallway	

Stables

Area 1	17'1" x 6'5"
Area 2	17'9" x 9'4"
Area 3	7'11" x 17'3"
Area 4	34'6" x 17'2"





RATEABLE VALUE/COUNCIL TAX

We have made verbal enquiries to the local authority and have been advised as follows:

26A WILLOW STREET (COMMERCIAL)

Rateable Value (2022/23) £5,200

Rates Payable (2022/23) £2,595

COUNCIL TAX

Flat 26A A

Flat 26B A

However, interested parties should make their own enquiries to the local authority.

EPC

In the process of preparation.

PLANNING

The property is understood to fall under user classes E for the retail unit and C3 residential for the houses under the Town and Country planning order 1987. The outbuilding would lend itself a variety of uses subject to statutory consent.

Further planning information available on request from the letting agents.



TENURE

The property is offered freehold subject to occupational tenancies that are in place as per the following tenancy schedule.

PROPERTY	LEASE TERMS	RENT	LEASE EXPIRY	COMMENTS
Shop at 26A Willow Street	6 months from 1st March 2017	£6,000 per annum	Holding over	£500 deposit paid
Flat at 26A Willow Street		£6,000 per annum		£500 deposit paid Have not seen sight of licence/AST
Flat at 26B Willow Street	6 month AST document from 28/9/2022	£6,000 per annum	Holding over	£500 Deposit paid
TOTAL		£18,000 per annum		

LEGAL COSTS

Each party to cover their own legal costs in relation to this transaction.

VAT

The property is understood not to be elected for VAT.

SERVICES

(Not tested the purchasers should rely on their own enquiries)

All mains services are understood to be connected to the property.

PRICE

Offers in the region of £400,000 (exclusive of any VAT)

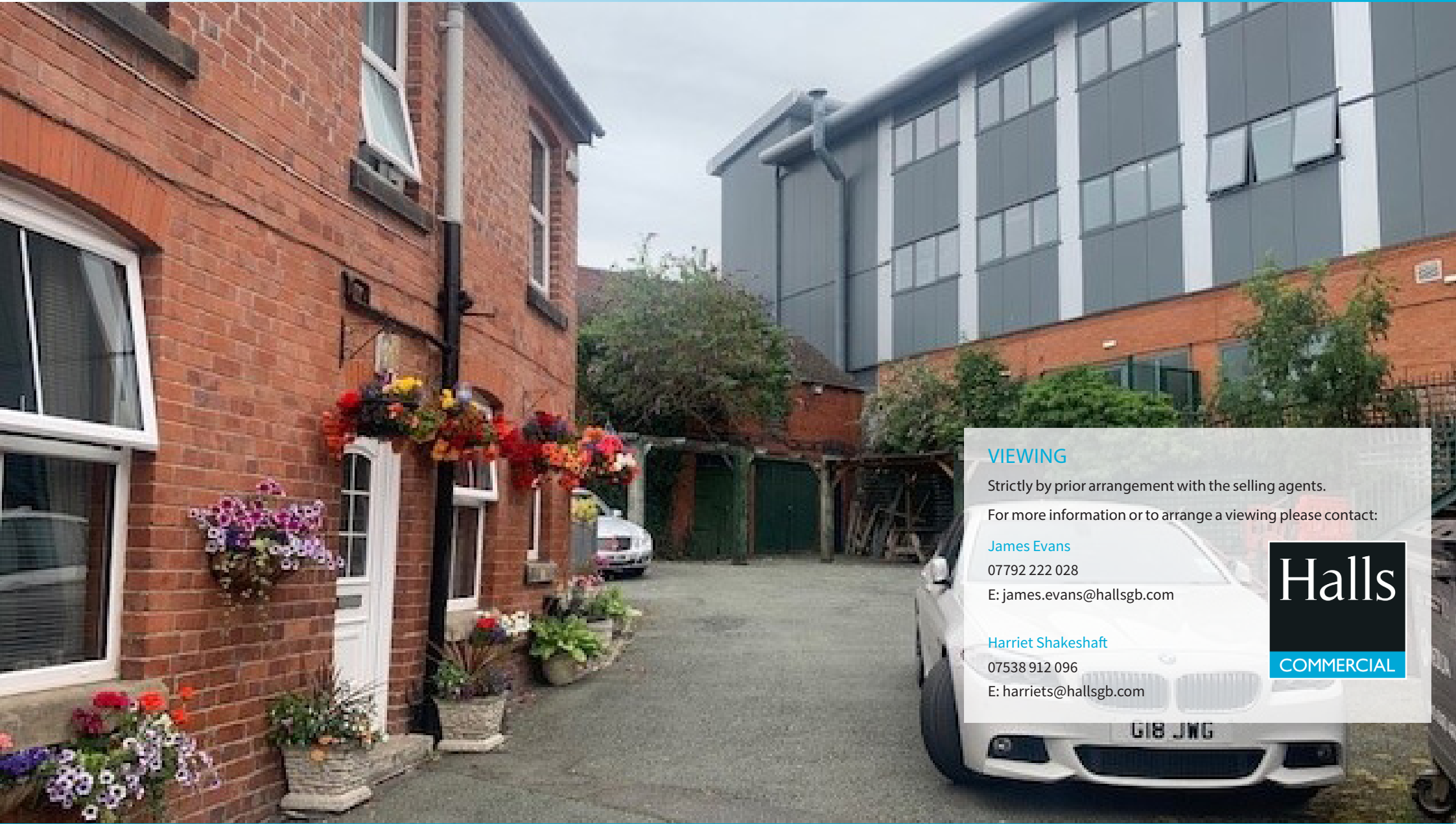
LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate,

Shrewsbury, SY2 6ND

Telephone: 0345 678 9000





VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing please contact:

[James Evans](#)

07792 222 028

E: james.evans@hallsgb.com

[Harriet Shakeshaft](#)

07538 912 096

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Halls

COMMERCIAL

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