



FOR SALE - COMMERCIAL PROPERTY WITH RESIDENTIAL POTENTIAL TO THE UPPERS (STSC)

16 CROSS STREET, OSWESTRY, SHROPSHIRE, SY11 9NG

KEY POINTS

7,164
SQFT

TOTAL GROSS INTERNAL FLOOR AREA



COMMERCIAL/RESIDENTIAL
INVESTMENT


SIGNIFICANT
ASSET
MANAGEMENT
POTENTIAL

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF
£250,000
(EXCLUSIVE)

James Evans

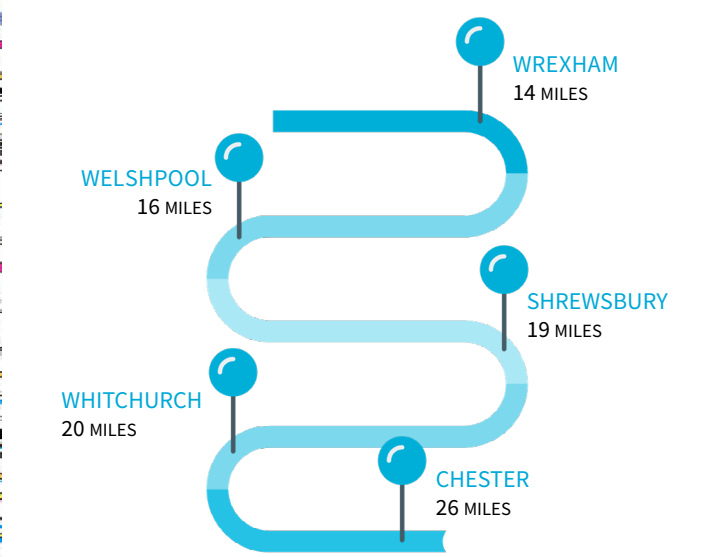
 07792 222 028

james.evans@halls.gb.com

Commercial Department

 01743 450 700

commercialmarketing@halls.gb.com



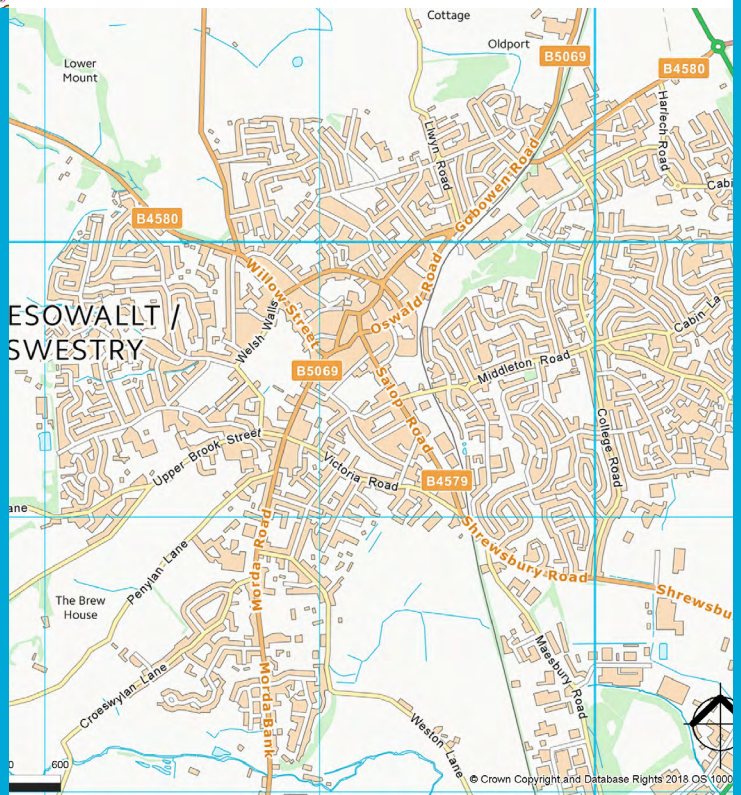
LOCATION

The property is prominently located in Oswestry Town Centre fronting onto Cross Street. The surrounding occupiers to the property include Sports Direct, Poundland, Sense, Corals, Hays Travel and Barnardos. The property is located close to the junction of Cross Street with Bailey Street and The Cross.

Oswestry is an established market town of Shropshire, which serves as an administrative centre and market town that is located at the junction of the A5, A483 and A495. Oswestry had a total population of 17,105 at the 2011 census.

The town is located approximately 19 miles north of the county town of Shrewsbury, 27 miles south of the city of Birmingham and approximately 14 miles south of the town of Wrexham.

TOWN CENTRE LOCATION



DESCRIPTION

The property comprises of a substantial three storey property with a basement area that would lend itself to a variety of either commercial or commercial/residential uses, subject to statutory consents. The property has a Total Gross Internal Floor Area of approximately 7164 ft sq (665.49 m sq) arranged over the three floors and a basement area. The ground floor of the property has a retail sales area of approximately 3,311 ft sq (307.59 m sq) which in the main is open plan and has a glazed shop front to Cross Street.

The property is in shell condition ready for tenant fit out or conversion of the upper floors to residential (subject to the receipt of statutory consents). An internal inspection of the property is recommended to fully understand the potential of the property.

The property is understood to be Grade 2 Listed and in a Conservation Area.

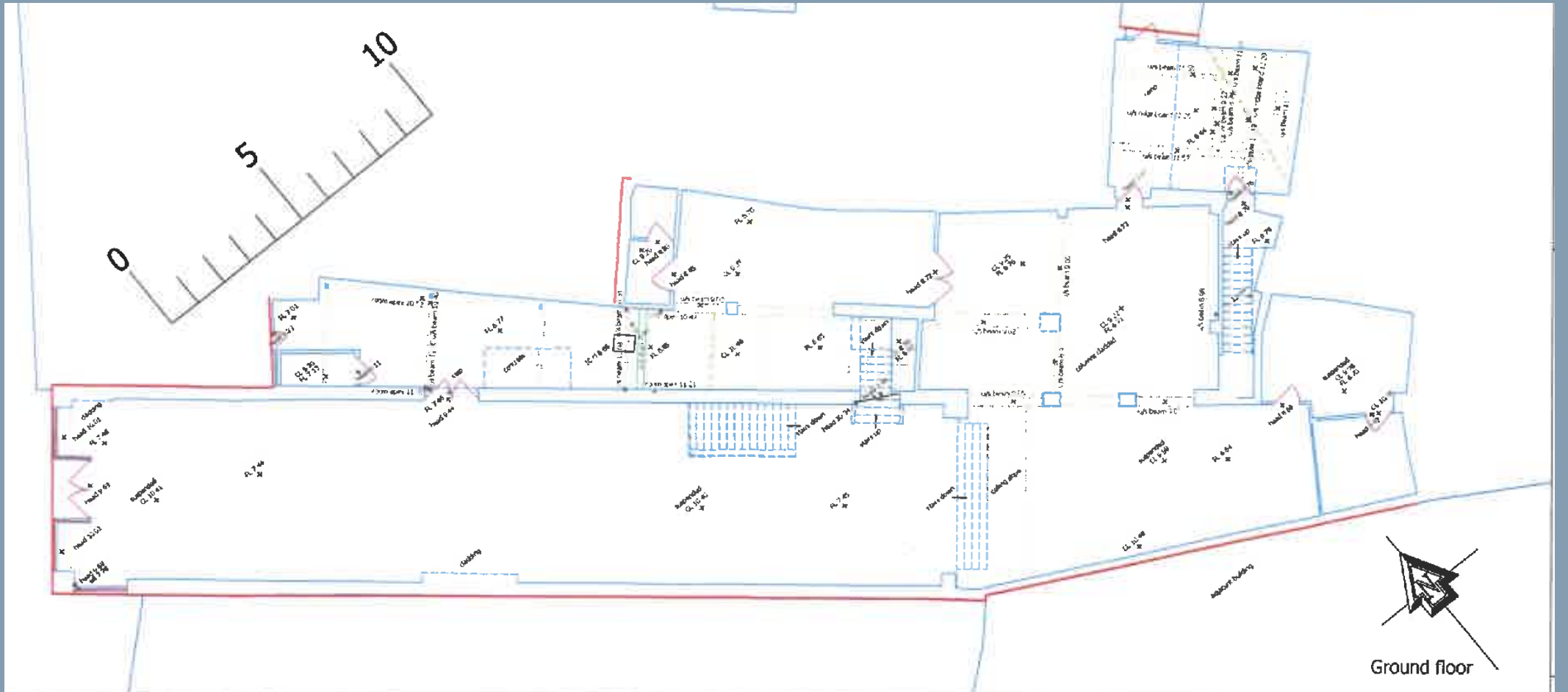


ACCOMMODATION

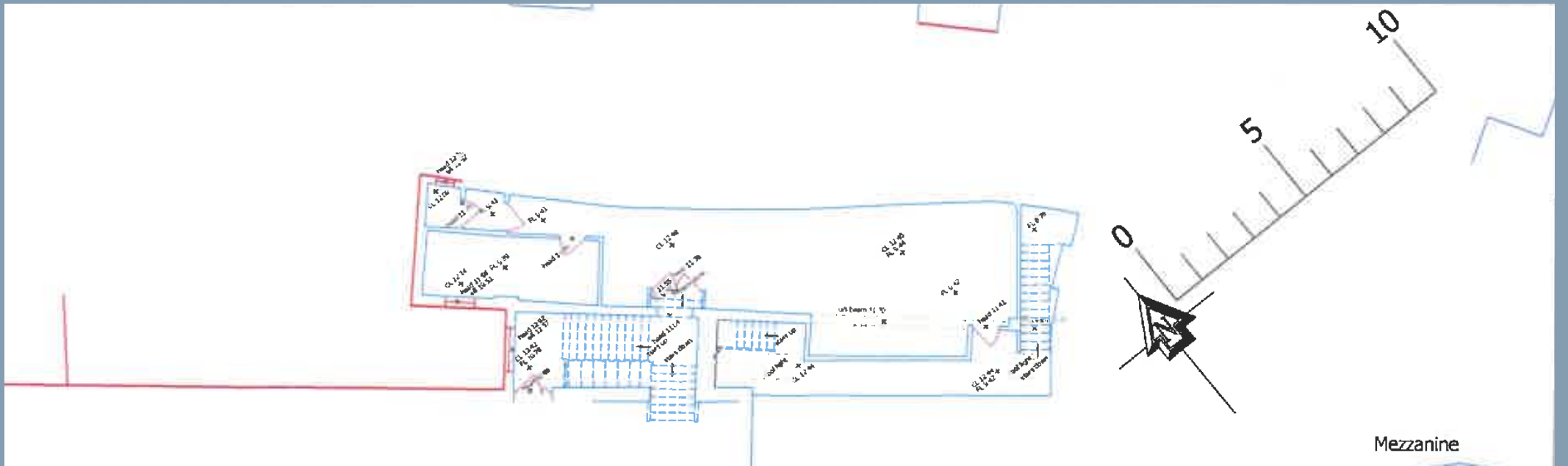
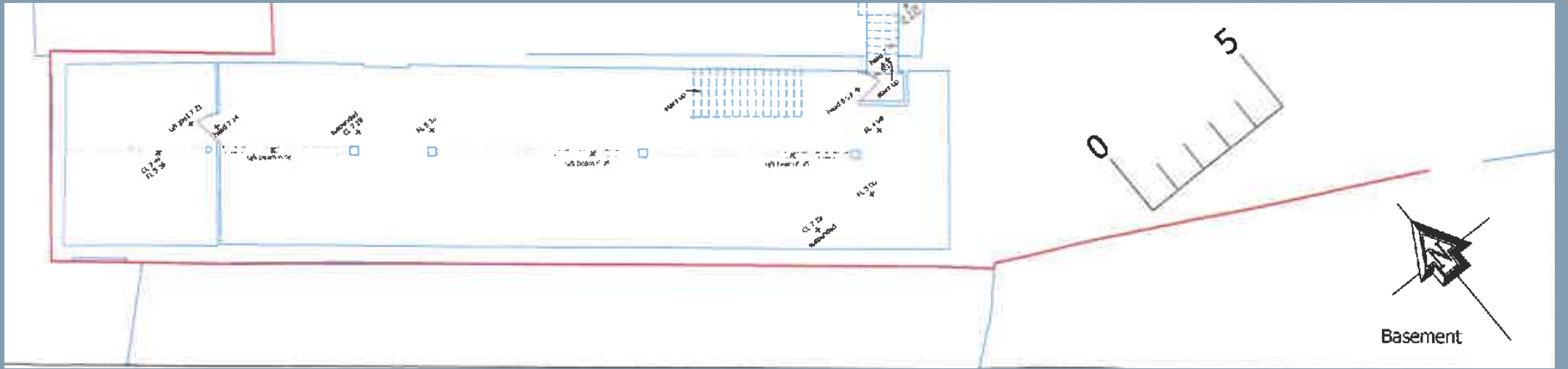
	M SQ	SQ FT
Ground Floor	307.59	3,311
First Floor	223.33	2,404
Second Floor	153.19	1,649
Third Floor	116.78	1,257

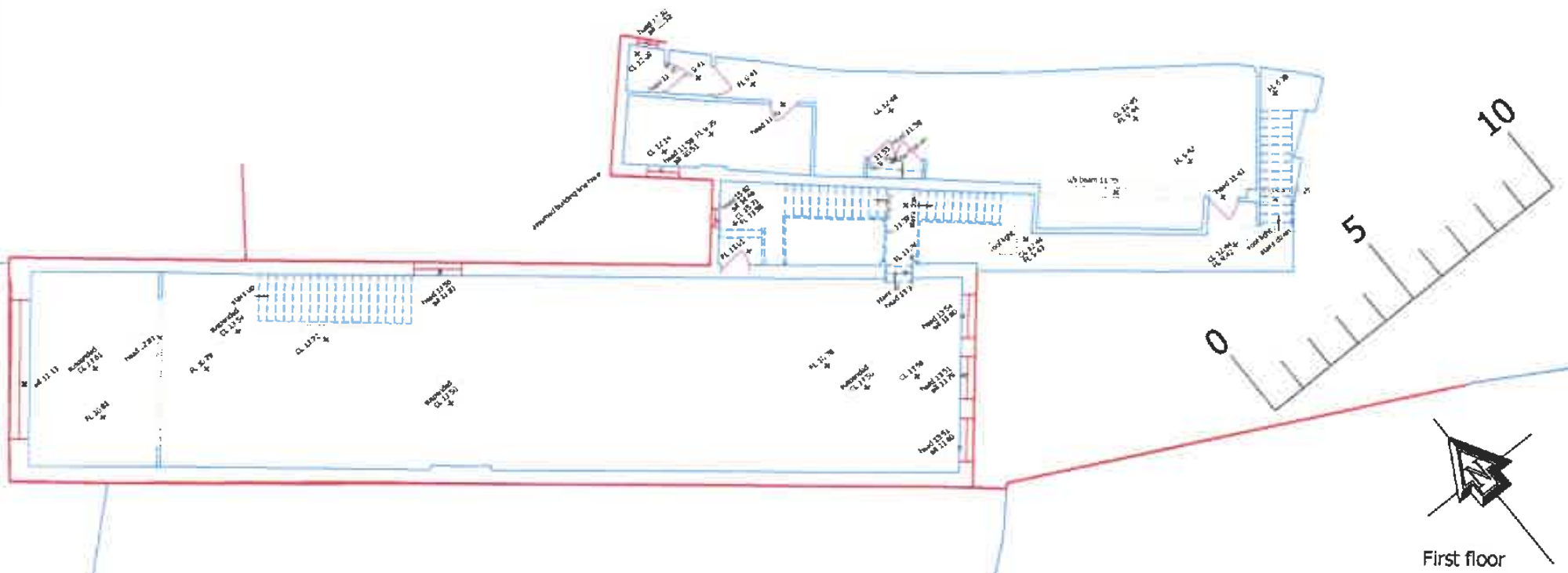
All measurements are approximate



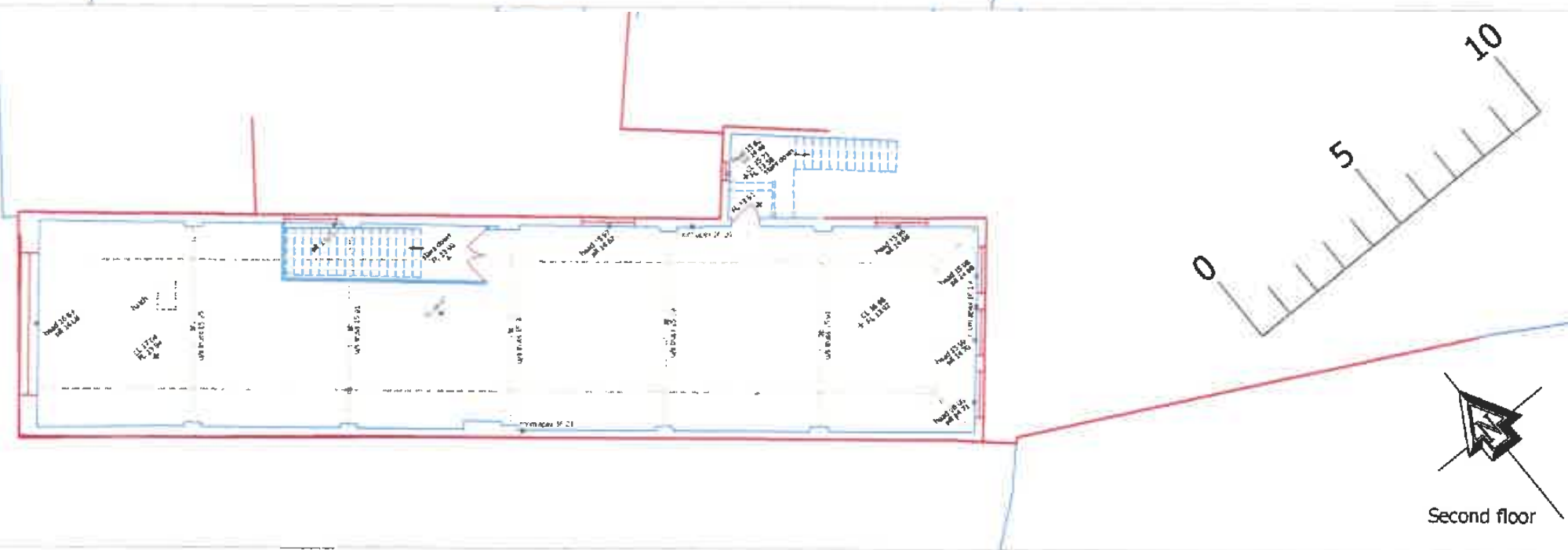


Ground floor





First floor



Second floor

TENURE

The property is offered for sale freehold with vacant possession

PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

The property would lend itself to a variety of uses, subject to statutory consents. There is significant potential for conversion of the upper floors to residential use, subject to statutory consents.

The property is understood to be Grade 2 Listed and in a Conservation Area.

SERVICES

(Not tested at the time of our inspection)

We understand that mains water, drainage and electricity are understood to be connected to the property.

PRICE

Offers in the region of £250,000 (Exclusive)

LEGAL COSTS

Each party is to be responsible for their legal costs associated with the sale of the property.

VAT

It is understood that the property is elected for VAT and therefore VAT will be chargeable on the purchase price

RATES/EPC

We have made online enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
----------------	---------------	---------------

£24,250

£12,101

TBC

RATES

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND



0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority .