



FOR SALE - GUEST HOUSE WITH 8 LETTING ROOMS AND OWNERS ACCOMMODATION

SEBASTIANS, 45 WILLOW STREET, OSWESTRY, SY11 1AQ

KEY POINTS

6,337

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA

SPACIOUS 4 BEDROOM OWNERS APARTMENT



EN SUITE LETTING ROOMS

ALL MEASUREMENTS ARE APPROXIMATE



£690,000

(EXCLUSIVE)

James Evans



07792 222 028

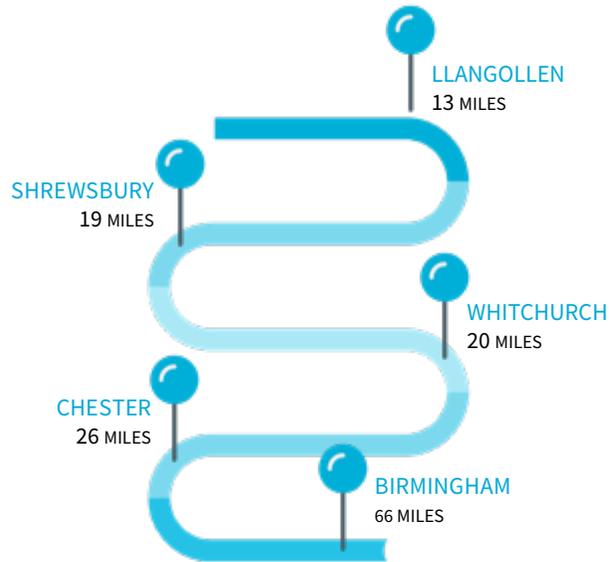
james.evans@hallsgb.com

Ellie Studley



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e.studley@hallsgb.com



LOCATION

The property is located fronting onto Willow Street in the town of Oswestry, in close proximity to various independent shops including Majors, Barkers, Booka Bookshop, Out of Town, Upstairs Downstairs and Sissy Blu.

The market town of Oswestry, the gateway to Wales is the third-largest town in Shropshire, following Telford and Shrewsbury.

Situated at the junction of the A5, A483 and A495 roads, the town is approximately 19 miles north west of Shrewsbury, approximately 20 miles south west of Whitchurch and a little over an hour from the Welsh Coast.

The local area offers stunning walks and beautiful scenery, Offa's Dyke Path and Lake Vyrnwy and is within an hour of the Snowdonia National Park. Other nearby attractions include Pontcysyllte Aqueduct, a UNESCO World Heritage Site and several National Trust properties are nearby.

Oswestry boasts various annual events including, Oswestry Show, Oswestry Food Festival and the Balloon Festival.



OSWESTRY
POPULATION
17,509
APPROXIMATELY

2021 CENSUS



DESCRIPTION

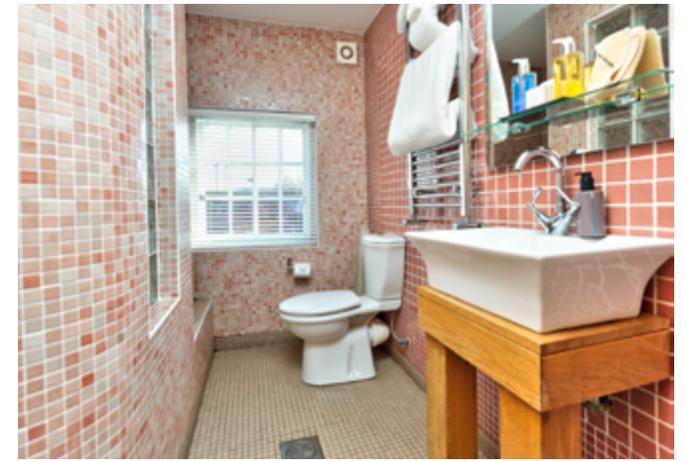
Sebastians is a substantial 17th Century property offering high quality accommodation (AA 4 Star guest accommodation). The property was previously run (up until the end of 2022) as a restaurant with rooms by the current owners of 35 years and could be re-established, if desired. There is also potential to split the property into 5 separate self contained dwellings, subject to statutory consents.

The property provides extensive accommodation with a Total Area of 6,337.2 sq ft (588.7 m sq), with the commercial space including a dining area, lounge, snug, a kitchen with generous preparation area and large storage area to the ground floor. The letting accommodation comprises eight individually decorated en-suite letting rooms within either the main property or in the courtyard annexe to the rear of the building.

Further to the commercial space there is a spacious and well presented four bedroomed owners apartment within the main building. Access to the rear of the main building is possible via an attractive courtyard area which also provides access to the annexe letting rooms and the car parking. There is a Total Site Area of 0.16 acres (0.065 ha).

The property is of local construction under a slate tiled roof, with the courtyard annexe to the rear of local construction. The building is Grade II listed and within the conservation area. Whilst the business is no longer trading, as an indication of previous activity, in the year ending 2023, Sebastians recorded a turnover of £142,000, excluding VAT, (over 44 weeks trading and 8 weeks taken as holiday). Further information available from the selling agents.





ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

MAIN BUILDING		
HOTEL	M SQ	SQ FT
CELLAR	15.60	167.92
GROUND FLOOR		
Dining Area	133.82	1,440.42
Lounge	25.48	274.26
Snug	22.05	237.34
Kitchen	15.66	168.56
Prep Area	16.92	182.13
Store	30.38	327.05
WCs		
Reception		
SECOND FLOOR		
Room 1 with en-suite	22.58	243
Room 2 with en-suite	20.90	225
OWNERS APARTMENT		
FIRST FLOOR		
Family Lounge		
Dining Room		
Kitchen		
Bedroom 1		
Bathroom		
Bedroom 2 with en-suite		
SECOND FLOOR		
Bedroom 3		
Bedroom 4		



MAIN BUILDING (CONTINUED)		
COURTYARD B&B ROOMS	M SQ	SQ FT
GROUND FLOOR		
Room 3 with en-suite	24.15	260
Room 4 with en-suite	24.15	260

COURTYARD ANNEXE		
	M SQ	SQ FT
GROUND FLOOR		
Room 5 with en-suite	19.51	210
Room 6 with en-suite	19.51	210
FIRST FLOOR		
Room 7 with en-suite	19.51	210
Room 8 with en-suite	19.51	210

OUTSIDE
COURTYARD
Seating/outside dining area for approx. 14 people
PARKING
Private parking to the rear with car charging point

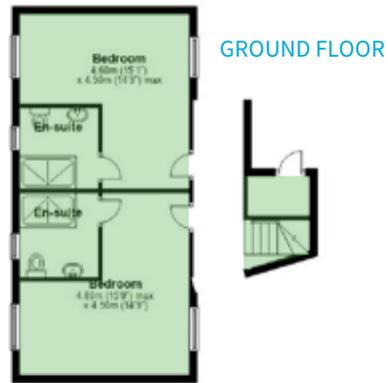
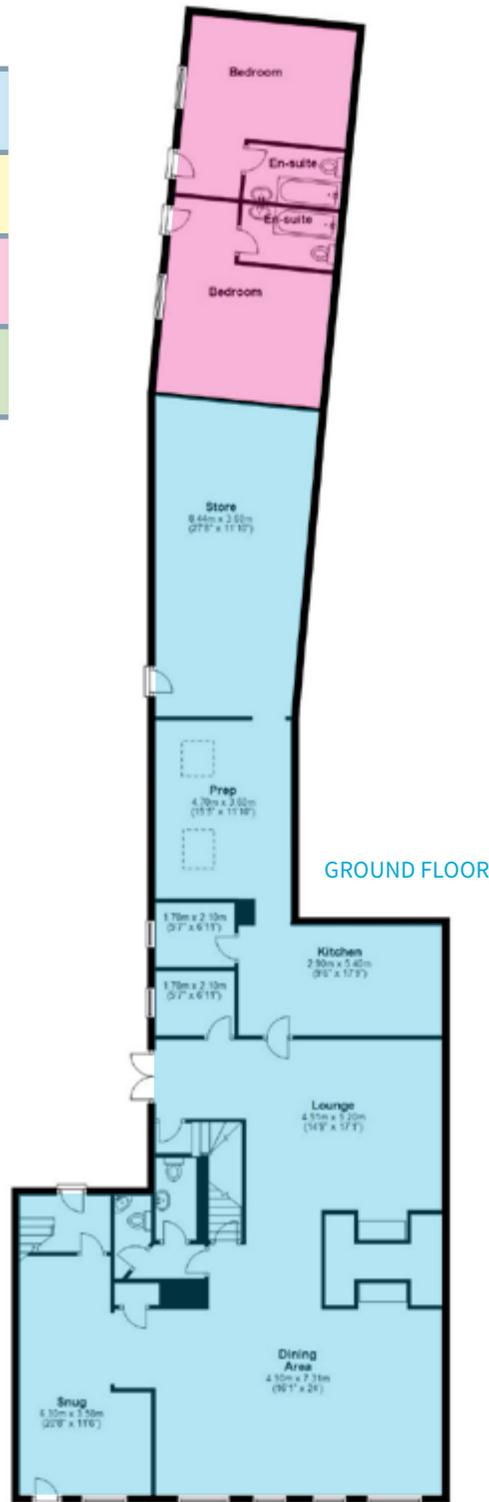
[SEBASTIAN'S WEBSITE](#)





KEY:

HOTEL
OWNERS APPARTMENT
B&B ROOMS - COURTYARD
B&B ROOMS - COURTYARD ANNEXE





TENURE

The property is of freehold tenure. The property is held under the ownership of Title Number SL87859

PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent for C3 (Residential), C1 (Hotels) and E (Commercial, Business and Service) of the Town and Country Use Classes Order 1987.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

The property is understood not to be subject to VAT.

SERVICES

Not tested at the time of inspection. Prospective purchasers should make their own enquiries.

The property is understood to benefit from mains water, electricity, gas and drainage. The property benefits from gas central heating.

PRICE

£690,000 (Six hundred and ninety thousand pounds) (Exclusive)

RATES/COUNCIL TAX/EPC

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

COMMERCIAL PROPERTY		
RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£12,000	£5,988	D (81)

RATES

EPC

OWNERS ANNEXE	
COUNCIL TAX BAND	ENERGY RATING
A	C (60)

COUNCIL TAX

EPC

LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing, please contact :

[Commercial Department](#)

 01743 450 700

commercialmarketing@hallsgb.com

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