

BOWEN

PROPERTY SINCE 1862



Offers in the region of £165,000

18 English Walls, Oswestry,
Shropshire, SY11 2PA

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General Remarks

Bowen are pleased with instructions to offer 18 English Walls in Oswestry for sale by private treaty. This provides a rare opportunity to acquire a prominently located commercial premises extending to circa 76 sq m (818 sq ft) G.I.A. which is currently utilised as a Nail & Beauty Salon on the ground floor with a large open plan office above.

Both the ground floor and first floor spaces have been refurbished in recent years and include Kitchenette/W.C. facilities. Externally the property includes generous parking provision extending to two large spaces at the side.

Internally the premises includes L.E.D. lighting and Cat 6 points throughout. On the ground floor the floors have been self levelled and re-floored while the premises is warmed by a modern gas fired central heating system.

The premises is fully alarmed and also includes smart meters for both electric and gas supplies, while there is a right of access to the rear via the Treatment Room. It offers potential for a variety of



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35 Bailey Street Oswestry Shropshire SY11 1PX

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

uses (subject to the necessary consents) and could be utilised as two independent spaces, as it currently is laid out. Internal inspection is essential to see the quality of the finish and space on offer.

Location: The property is situated close to the centre of the busy market town of Oswestry with excellent foot fall passing the front elevation. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside.

Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides direct links to Manchester and Birmingham.

Accommodation

A glazed door at the front of the property leads into:

Front Sales Space/Nail Salon: 15' 4" x 13' 2" (4.68m x 4.01m) Wood effect flooring, radiator, network points, stairs to first floor office and internal glazed door to:

Inner Hall: 6' 4" x 3' 1" (1.93m x 0.93m)

Continuation of wood effect flooring, radiator and doors off to:

Treatment Room: 13' 3" x 8' 4" (4.04m x 2.53m) Wood effect flooring, radiator and door to rear point of access.

Kitchenette: 6' 4" x 3' 1" (1.92m x 0.94m)

Modern fitted base and eye level wall units with worktop and inset stainless steel sink. 'Alpha' gas fired boiler, wood effect flooring and door to:

W.C.: 7' 5" x 3' 0" (2.26m x 0.92m) max

Concealed flush w.c., wash hand basin with vanity unit below, radiator, extractor fan and wood effect flooring.

Stairs to first floor: Opening into:

Office: 26' 0" x 15' 9" (7.93m x 4.79m) max - Includes Kitchenette & W.C. 3 radiators, Cat 6 points all around room alongside ample power sockets, LED lighting and door to:

Kitchenette: 6' 0" x 3' 11" (1.82m x 1.20m)

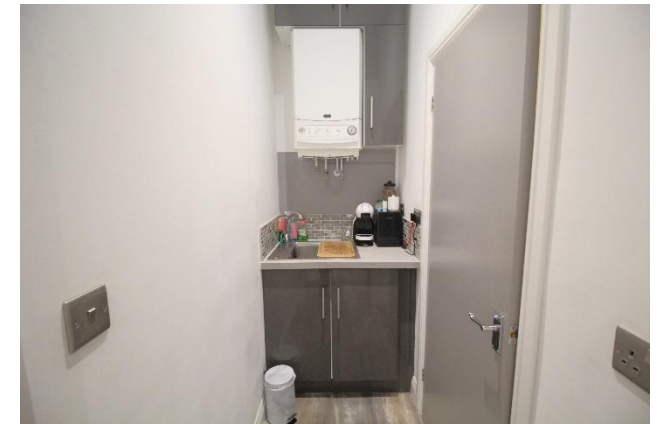
Modern fitted base and eye level wall units with worktop and inset stainless steel sink unit. Space for fridge and door to:

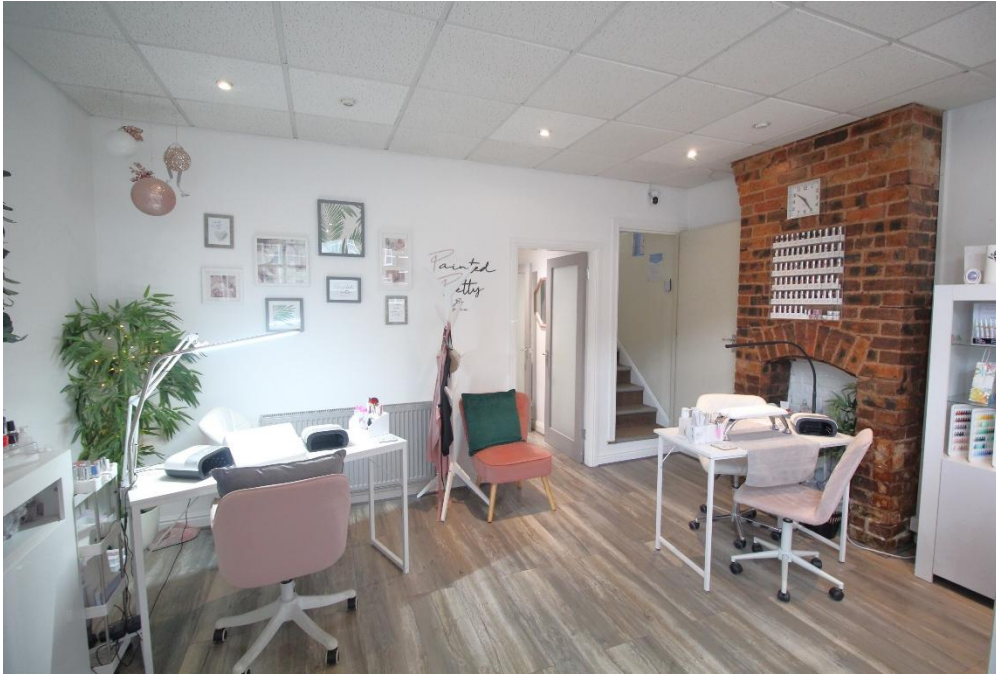
W.C.: 5' 7" x 3' 3" (1.70m x 0.99m) Low level flush w.c., radiator and wash hand basin.

Parking: To the side of the property is off road parking extending to two generous spaces.

Tenure: We are informed that the property is freehold with full vacant possession available on completion.

Commercial EPC Rating: Commercial EPC Rating - Band 'D' (85).









Business Rates: The property is administrated by Shropshire Council. The ground floor of the premises has a current rateable value (1 April 2023 to present) of £5,500. The first floor premises has a current rateable value (1 April 2023 to present) of £1,600.

Services: All mains services are connected to the property subject to statutory regulations.

Directions: The property is located on English Walls near the centre of Oswestry. From St Oswalds Church proceed along Church Street before turning right at the mini roundabout onto Smithfield Street. Follow the road ahead then around to the left onto English Walls. Continue ahead and the property will be found near the end of the road on the right hand side.
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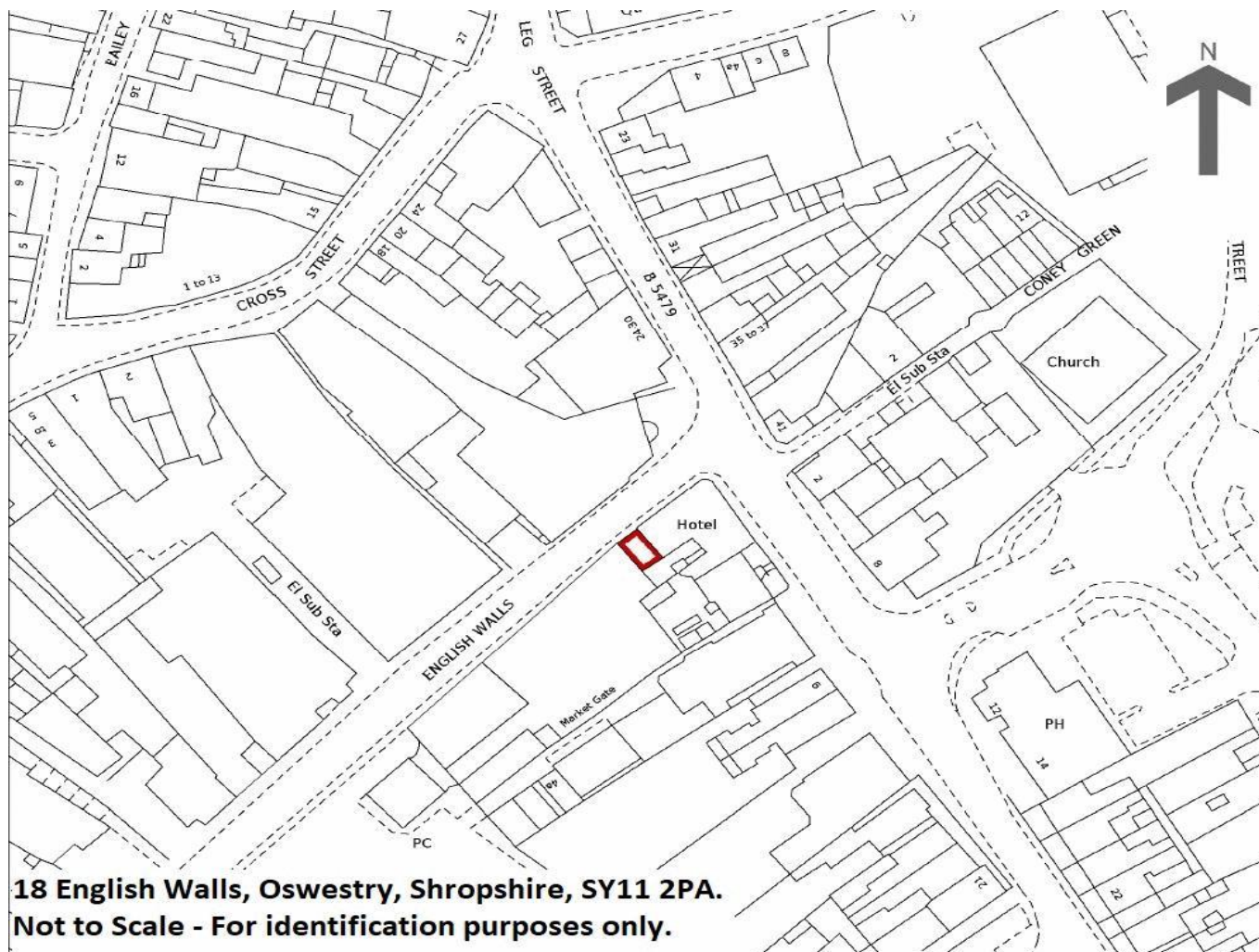
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Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



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Not to Scale - For identification purposes only.

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