

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £220,000

1 & 1A Willow Street, Oswestry, Shropshire,  
SY11 1AF

🏠 2 Bedrooms

🚿 1 Bathroom



Shop Premises 543 sq ft

## 1 & 1A Willow Street, Oswestry, Shropshire SY11 1AF



### General Remarks

A rare opportunity to purchase a mixed retail and residential investment property comprising of a ground floor shop unit with a recently renovated large two-bedroom apartment above, situated in the centre of the popular market town of Oswestry. The property is currently fully let with an annual rent roll of £16,600.

**Location:** The property is centrally located in the historic centre of the busy market town of Oswestry, next to the prime selection of shops, restaurants, public houses, and other amenities. The property fronts directly onto the B4580, the main route through the town centre, with the main pedestrianised shopping areas also in close proximity. The renowned Cae Glas Park is adjacent to the property whilst the town is surrounded by picturesque countryside which is easily accessible. A number of renowned public and private schools are also based within the town. 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 Chester and Birmingham. The town has an excellent bus service.

### Accommodation

**Shop Accommodation:** The property has direct access onto Willow Street, with a glazed door opening into:

**Main Shop:** 26' 5" x 15' 7" (8.06m x 4.75m) Vinyl Flooring and Counter. Door into:

**Store Room:** 16' 11" x 7' 2" (5.15m x 2.18m) Vinyl Flooring, Stainless steel sink and drainer. Access to cellar and door to Rear yard.

**WC:** 7' 0" x 5' 3" (2.13m x 1.61m) Low level flush WC, wash hand basin with fitted cupboard below.

**Outside:** A door off the Store Room leads to a rear yard, with shared pedestrian access to the street.

**Apartment Accommodation:** The apartment is spread over the 2 upper floors with a further attic space on the third floor. The apartment benefits from modern high performance "Roointe" electric wall heaters throughout. Access is provided from a separate doorway leading directly off the street, with stairs leading to a first-floor landing with door into:

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**Kitchen/Dining Room:** 15' 9" x 10' 5" (4.8m x 3.18m)  
Fully fitted kitchen with matching base units and eye level wall cupboards, integrated electric oven/grill, 4 ring induction hob with extractor hood over. Stainless steel sink and drainer, space and plumbing for washing machine. Vinyl floor and electric wall heater,

**Lounge:** 15' 4" x 14' 8" (4.68m x 4.48m) Vinyl flooring and electric wall heater. Stairs to 2nd floor landing with further stairs up to 2nd floor Attic.

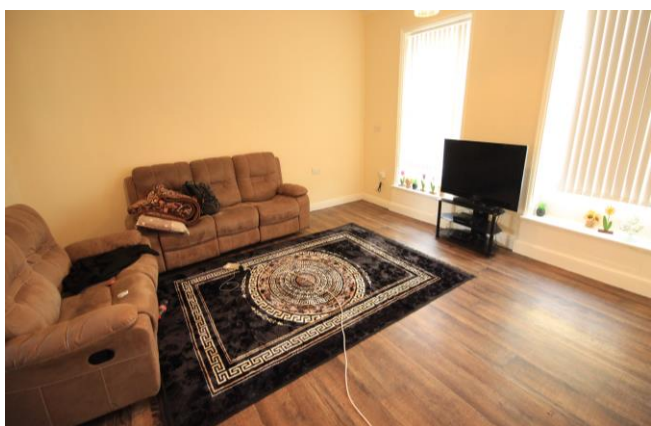
**Bedroom 1:** 15' 0" x 15' 9" (4.58m x 4.8m) Electric wall heater.

**Bedroom 2:** 11' 0" x 10' 11" (3.36m x 3.33m) Electric wall heater.

**Shower Room:** 7' 6" x 5' 3" (2.28m x 1.6m) Shower cubicle with electric shower and tiled surround, pedestal wash hand basin and low level flush WC

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

**EPC:** EPC for Shop (60)C

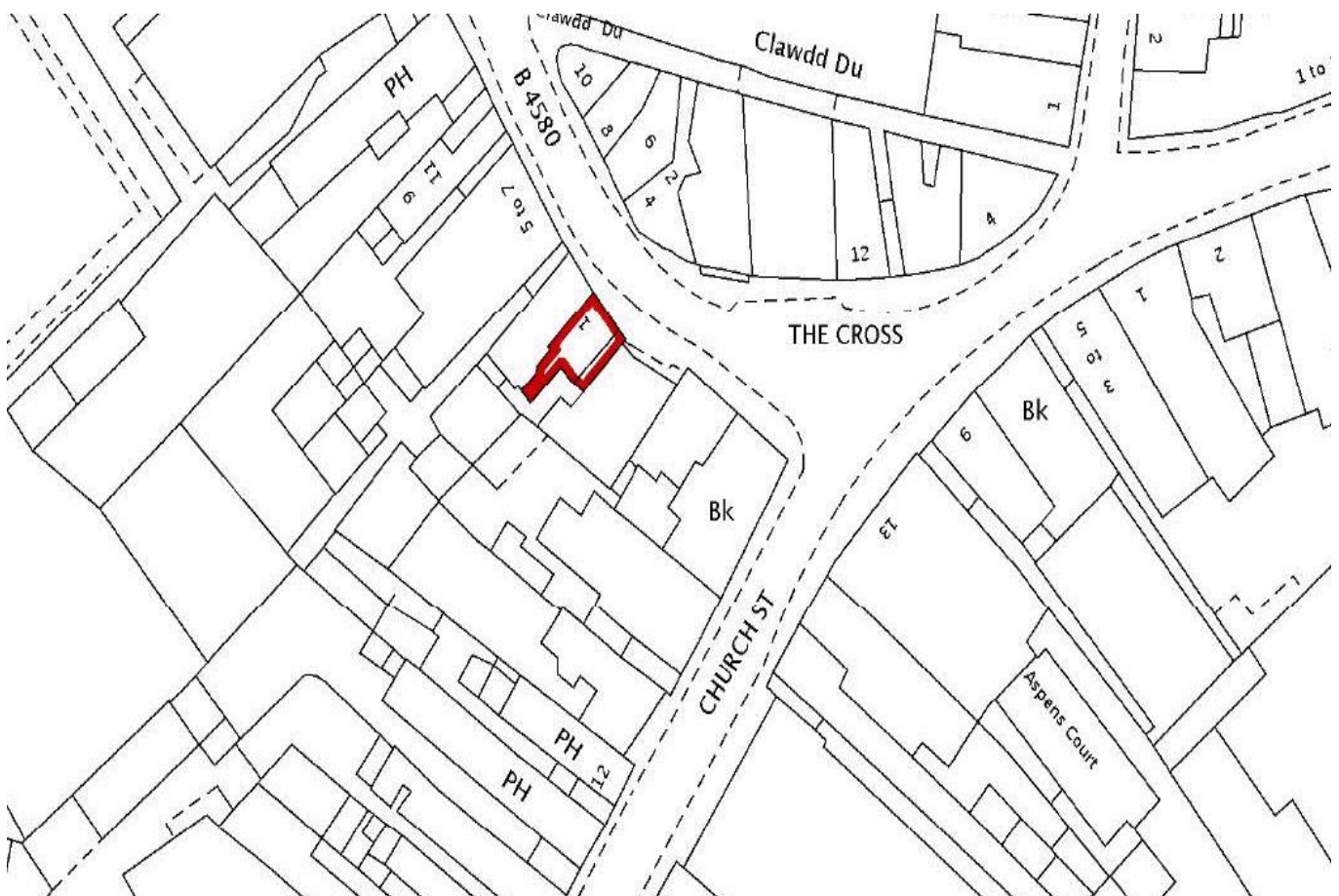


**Apartment Council Tax Band:** Council Tax Band - 'A'.

**Rateable Value:** We are informed that the current Rateable Value of the commercial premises is £10,750.

**Tenure:** We are informed that the property is Freehold. The shop unit is currently let on a commercial lease which runs until the 30th August 2026, with the passing rent being £10,000 p.a. The apartment is let on an Assured Shorthold Tenancy which commenced on the 1st September 2023, with the passing rent being £6,600 p.a. (£550 per calendar month). For further details, please contact the Selling Agents.

**Viewings & Further Details:** For further details or to arrange a viewing please contact the Selling Agents Oswestry office on (01691) 652367



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.