

BOWEN

PROPERTY SINCE 1862



Asking Price £260,000

1 Beatrice Street, Oswestry, Shropshire, SY11 1QE

4 Bedrooms 2 Bathrooms

Commercial investment on ground floor & residential investment on first/second floor

1 Beatrice Street, Oswestry, Shropshire, SY11 1QE

General Remarks

Bowen are pleased with instructions to offer this centrally located mixed use investment property for sale by private treaty. The property currently comprises of a ground floor retail premises currently let as a gift store, small business platform and collaboration space, while the first floor is comprised of four bedrooms currently let with shared facilities and living space.

The total gross rental income is currently £34,500 and further details on the lease agreements in place can be found later in the brochure. The building has excellent frontage onto Beatrice Street, one of the town centre's main routes and was fully refurbished in August 2022, therefore providing an ideal mixed use investment opportunity. Please contact our Oswestry office for further details.

Accommodation

Commercial Sales Space: The ground floor commercial premises is currently let to Under One Roof Oswestry and includes a generously sized



sales area which extends to circa 32.76 sq m (353 sq ft), alongside a rear meeting room and facilities which extends to 21.5 sq m (231 sq ft). As previously mentioned, a full refurbishment of the building was completed in August 2022 and this included roof repairs, checking of pointing/chimney stacks, full rewire and improved insulation. The workshop area at back also received new flooring, built in storage cupboards, WC with sink and a kitchenette. New shop frontage including Double Glazing in 2022.

First & Second Floor Residential Letting Space:

The upper floors extend to circa 112.52 sq m (1,211 sq ft) and includes 4 bedrooms which are separately let on assured shorthold tenancies, sharing Kitchen facilities, Bathrooms and Living Space. The kitchen includes integrated washing machine, dishwasher, fridge freezer, oven and hob with extractor fan and a flat screen TV on wall. The living space is also well appointed while the Bedrooms were supplied with new bed frames, new mattresses and furniture in August 2022. The glazing improvements included new sash double glazing on the side of the property and refurbished original glazing with secondary glazing on the front to conform with the conservation area.

The property also benefits from a locked and secure bin store/bike storage on ground floor. Details of the current rents paid are included later in the brochure.

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.

Commercial Lease & Rent Information: The ground floor commercial premises is currently let to Under One Roof Oswestry at £650 per calendar month. The lease had an agreed 3 year term starting 1st January 2024 with a break clause in June 2025. The tenant covers all bills.

Residential Tenancy Information : All four bedrooms are currently let on assured shorthold tenancies and the details are as follows:
Bedroom 1: £525.00 per calendar month.
Bedroom 2: £600.00 per calendar month.
Bedroom 3: £550.00 per calendar month.
Bedroom 4: £550.00 per calendar month.

As part of the tenancy agreements, the landlords cover the electric, water, internet and council tax bills. For further detail on this, please contact the selling agent.

Rateable Value/Council Tax: Based on enquiries made with the Local Authority, the current Business Rates are as follows: Rateable Value (2023/24) £10,500. Rates Payable (2023/24) £5,240. Subject to small business rates relief. The residential part of the building has been designated as a Council Tax Band A. Interested parties should make their own enquiries of the local authority.







ALB



Indell One Road

AMBER'S PIZZA Co.



Services: We are informed that the property is connected to mains electricity, water and drainage supplies.

Tenure: We are informed that the property is freehold, subject to the respective commercial and residential leases/tenancies in place.

VAT: We understand that the property is not elected for VAT and therefore VAT is not payable on this transaction.

Planning: We are informed that the property benefits from use class E of the Town and Country Planning Act and C3 planning on the uppers.

Directions: The property is situated at the end of Leg Street on the corner of Beatrice Street and Albion Hill.

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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.





Ground Floor



First Floor



Second Floor