

# BOWEN

PROPERTY SINCE 1862



Auction guide price £50,000 to £80,000

60 Beatrice Street, Oswestry, Shropshire, SY11 1QW

🏠 3 Bedrooms

🚿 1 Bathroom



## 60 Beatrice Street, Oswestry, Shropshire, SY11 1QW



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### General Remarks

For sale by public auction on the 20th June 2024 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. Investment Opportunity. Oswestry Town centre. Commercial premises on the ground floor with living accommodation above. In need of a scheme of refurbishment.

**Location:** The property is situated close to the centre of the busy market town of Oswestry. 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 services links to Manchester and Birmingham whilst the town has an excellent bus service.

### Accommodation

**Front Commercial Space:** 16' 11" x 12' 7" (5.16m x 3.83m) Part glazed entrance door and window.

**Rear Commercial Area:** 11' 8" x 12' 2" (3.56m x 3.72m) Under stairs storage area and access to stairs.

**Kitchen Area:** 20' 1" x 14' 10" (6.11m x 4.51m max) Currently divided into two. Sink, worktops and door leading to rear.

**Store:** 13' 1" x 6' 3" (4m x 1.9m) with access to:

**Cloakroom:** With WC.

**Stairs to first floor landing area:** Window to front aspect, understairs storage cupboard, stairs to second floor and access to:

**Kitchen:** 14' 1" x 11' 9" (4.29m x 3.58m) Sink and built in storage cupboard.

**Living Room:** 13' 0" x 11' 0" (3.96m x 3.35m) Feature period fireplace.

**Second floor landing:** With access to:

**Bedroom One:** 5' 10" x 6' 3" (1.79m x 1.9m)

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.

**Bedroom Two:** 13' 1" x 10' 11" (3.98m x 3.32m)

**Inner Landing:** With airing cupboard and access to:

**Bedroom Three:** 11' 11" x 10' 11" (3.62m x 3.33m)

**Bathroom:** 7' 7" x 8' 4" (2.32m x 2.53m) Bathroom suite comprising panel bath, low level flush wc and pedestal wash hand basin.

**EPC Rating Commercial:** 67|C

**Council tax Band TBC:**

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, Tel: 0345 6789000.

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Method of sale :** For sale by public auction on the 20th June 2024 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

**Solicitor:** Gittins McDonald Solicitors, 12 Grosvenor Road, Wrexham, LL11 1BU, Tel: 01978 366 665. [grrception@gittins-mcdonald.co.uk](mailto:grrception@gittins-mcdonald.co.uk)

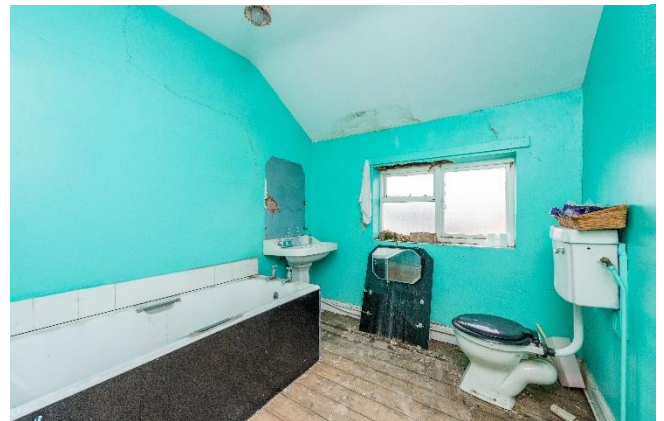
**Guide Price:** Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices

are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

**Reserve Price:** The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

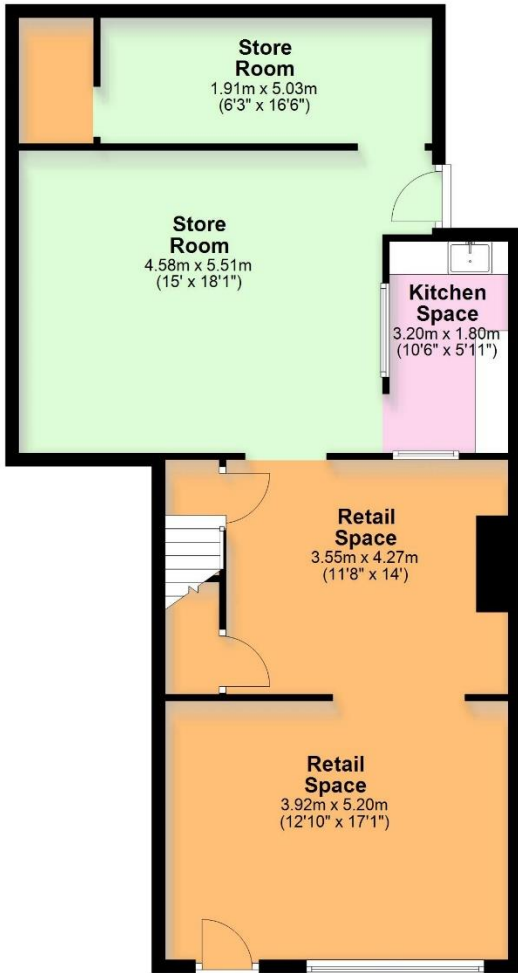
**Buyers Premium:** Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT subject to a minimum of £3000 inc. VAT. For further details on fees payable please consult the legal pack.

**Directions:** From Oswestry town centre proceed outwards along Beatrice Street towards Gobowen Road where the property will be found on the right hand side just after the BP Garage, as identified by the Agent's for sale board.



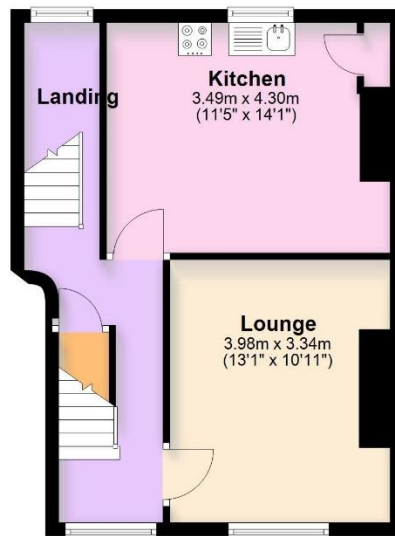
### Ground Floor

Approx. 84.8 sq. metres (912.3 sq. feet)



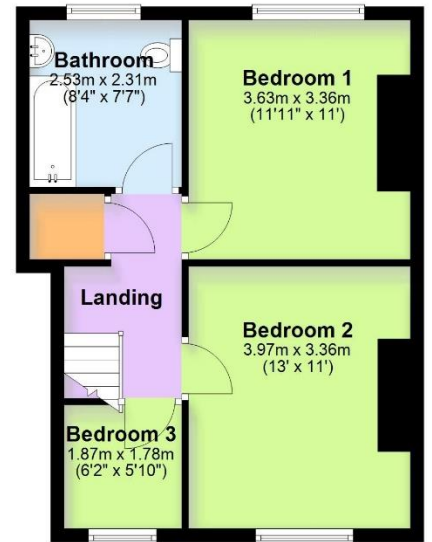
### First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



### Second Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



Total area: approx. 167.1 sq. metres (1798.6 sq. feet)