

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £195,000

The Commercial Buildings, Whittington Road,
Oswestry, Shropshire, SY11 1HY

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General Remarks

A well-positioned Commercial site situated in a prominent position on one of the main roads into Oswestry (B4580) with a good frontage and ample parking space. The main steel portal framed workshop space extends to circa 96.84 square metres with an additional side storage extension of circa 9.96 square metres.

Adjoining the main workshop is the former Front Reception Office/Kitchenette, Staff W.C./Wash Room with adjacent Store Room and an additional larger Store Room towards the rear. The property would suit a variety of uses and includes three phase electricity and is accessed via a large electronically operated roller door at the front.

Location: The property is situated in a prominent position on the edge of the popular market town of Oswestry with excellent links onto the A5/A483. The town itself has an excellent range of shops, schools and other amenities.

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

Accommodation

Main Workshop: 44' 2" x 23' 7" (13.45m x 7.20m) Electrically operated roller door to the front yard/parking area. Three phase power supply and doors off to:

Side Storage Extension: Accessed via a door on the left side of the building, this area extends to circa 9.96 square metres.

Former Front Reception/Staff Room: 19' 0" x 11' 1" (5.79m x 3.37m) Fitted base units with worktops over and inset stainless steel sink/drainers. Hot water supply pressurised cylinder.

Wash Room: 5' 7" x 5' 5" (1.70m x 1.66m) Fitted base units with worktop over and inset stainless steel sink with water heater.

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Store Room: 5' 7" x 5' 5" (1.71m x 1.66m)

W.C.: 5' 5" x 2' 11" (1.66m x 0.88m) Low level flush w.c. and wash hand basin.

Additional Store Room: 14' 8" x 11' 10" (4.48m x 3.60m)

Outside: At the front of the property is an enclosed yard secured by metal fencing which provides ample turning and parking space.

EPC Rating: EPC Rating - Band 'D' (100).

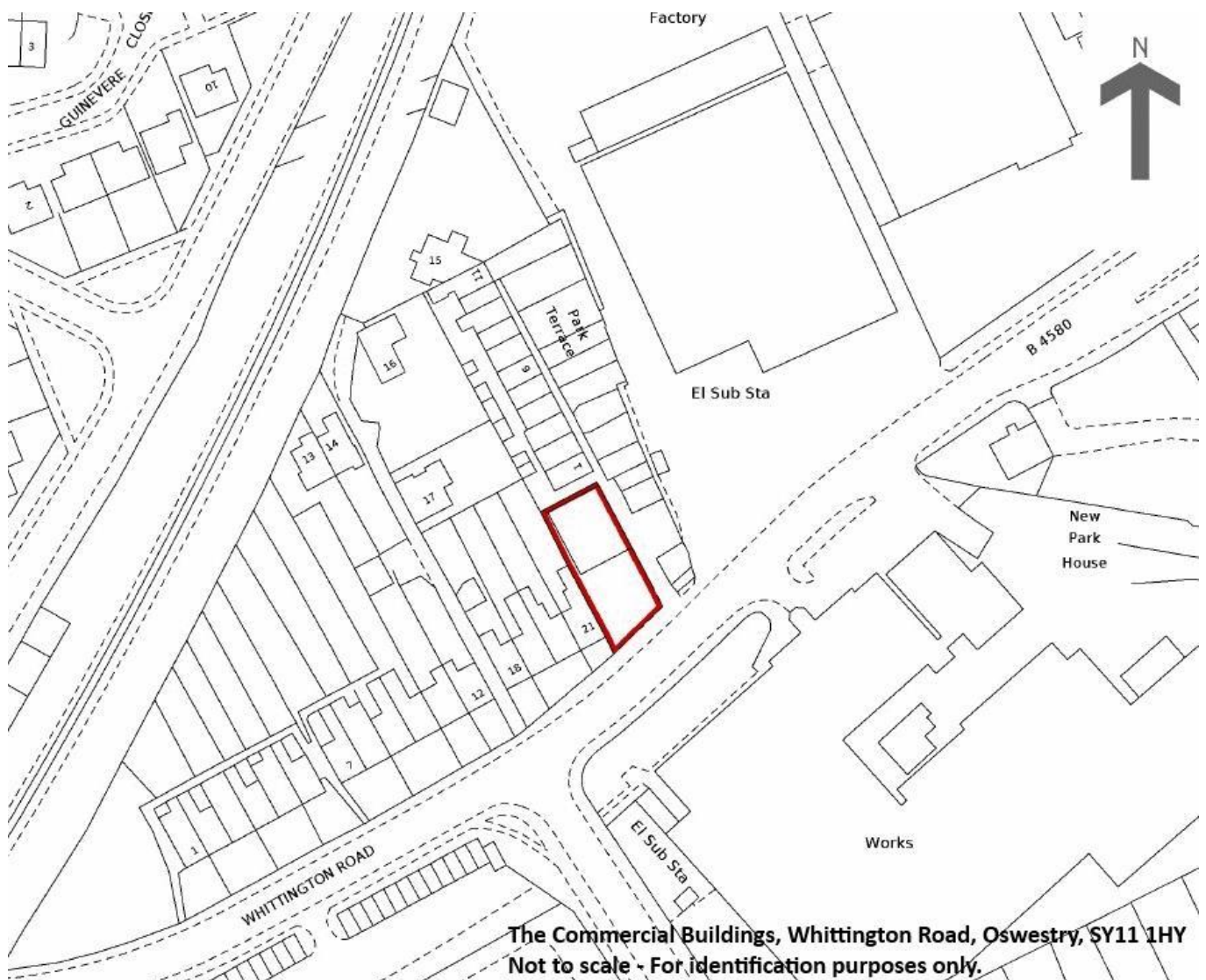
Rateable Value: The Valuation Office Agency Website states that the current rateable value (1 April 2026 to present) is £7,000. Interested parties should contact the Local Authority (Shropshire Council) on 0345 678 9002 to establish the current rates payable, as concessions can apply.

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



Tenure: The property is offered for sale freehold with vacant possession on completion.

Directions: From Oswestry town centre proceed down Gobowen Road turning right under the railway bridge onto Whittington Road. The Unit will be found on the left hand side soon after the turning right for Unicorn Road.



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.