





57 & 59 Church Street, Oswestry, SY11 2SZ  
Offers In The Region Of £85,000

Nestled in the heart of Oswestry 57 - 59 Church Street is a charming Grade II listed commercial property presenting a unique opportunity for those with a passion for antiques and literature. Previously operating as an antique shop, this establishment boasts a rich history and a welcoming atmosphere that draws in both locals and visitors alike. The property will be sold vacant.

Oswestry itself is a vibrant market town, known for its friendly community and rich heritage. The area is well-served by local amenities, making it an attractive destination for shoppers.

**NO 57 CHURCH STREET**

20'11 x 4'4 (6.38m x 1.32m)

Window to front elevation, two windows to covered paved access, upper glazed door to display area. Exposed original wall timbers, polished Oak floor, ceiling lights, wall picture lights, strip light over front window. Electricity meter and fuse box with timer control.

**NO 59 CHURCH STREET**

Shop Window with Recessed Upper Glazed Door, two windows to side elevation to covered access and courtyard.

There is a rear hall with paneled door out to Courtyard.

Cloakroom with wash hand basin with cold tap, low flush WC, quarry tiled floor, power points, and wall shelving.

**EXTERNAL**

Between Nos 57 & 59 there is a covered walkway/vehicular access with stone paved base. Electric gates into the residential area above and behind.

**Agent Note****TENURE**

We understand the tenure is Leasehold. There will be a long term lease of 960 years that would be placed on the shop with a peppercorn rent. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. There is no central heating to the building currently. We

understand the Broadband Download Speed is: Basic 20 Standard & Superfast 80 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the Current rateable value (1 April 2023 to present) £5,900. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



**Local Authority:** Shropshire

**EPC Rating:** D

**Tenure:** Leasehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU  
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.