



Guide Price £175,000

13 English Walls, Oswestry, SY11 2PA



Two Storey Commercial Premises

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General Remarks

An excellent opportunity to purchase a substantial and well-maintained commercial building situated in a prominent position within the busy centre of the market town of Oswestry. The building extends to approximately 1624 sq.ft. (151 sq.m) with extensive ground floor retail space, office and storage accommodation on the first floor, together with a useful basement. This property provides an exciting opportunity for investors and retailers alike, together with alternative uses, subject to any necessary planning consents.

Location: The property is situated close to the centre of the busy market town of Oswestry, opposite the main car park, with excellent footfall 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 town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides direct links to Manchester and Birmingham.

Accommodation

The property is constructed of brick under a slate roof and benefits from gas fired central heating throughout.

Retail Area 1: 19' 10" x 16' 8" (6.04m x 5.09m max.)

Retail Area 2: 25' 2" x 11' 4" (7.68m x 3.46m)

Store: 6' 0" x 5' 1" (1.83m x 1.55m)

Office: 11' 8" x 7' 7" (3.55m x 2.31m)

Rear Hall: Leading to communal fire escape.

Rear WC: With low level flush WC.

Main WC: With low level flush WC.

Kitchen: 6' 8" x 6' 0" (2.02m x 1.82m) Having a fitted stainless steel sink and drainer.

Inner Hallway: Leading to Retail Area and Stairs to:

Cellars

First Floor: First floor landing with radiator.

Office 1: 17' 9" x 9' 3" (5.40m x 2.82m max.) Radiator.

Office 2: 16' 7" x 10' 9" (5.05m x 3.28m max.) Radiator.

Storeroom 1: 13' 3" x 9' 8" (4.05m x 2.95m) plus 6' 8" x 6' 4" (2.04m x 1.93m)

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Storeroom 2: 13' 10" x 9' 5" (4.21m x 2.86m max.)
Radiator. Door to Communal Rear Staircase.

Storeroom 3: 13' 0" x 8' 3" (3.97m x 2.52m) Radiator and gas fired boiler.

Storeroom 4: 17' 11" x 8' 3" (5.45m x 2.52m max.)
Wash hand basin and radiator.

Rear lobby/landing: Please note that there is a shared rear staircase providing a fire escape to both 13 English Walls and the adjoining property onto a rear alleyway which leads back onto Church Street.

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

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

Business Rates: The current rateable value of the property (1st April 2023 - present) is £9,800.

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

EPC: To be assessed.



Directions: The property is located on English Walls near the centre of Oswestry. From St Oswalds Church proceed along Church Street before turning right at the mini roundabout onto Smithfield Street. Follow the road ahead then around to the left onto English Walls. Continue ahead and the property will be found on the left hand side.



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 expressively 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.