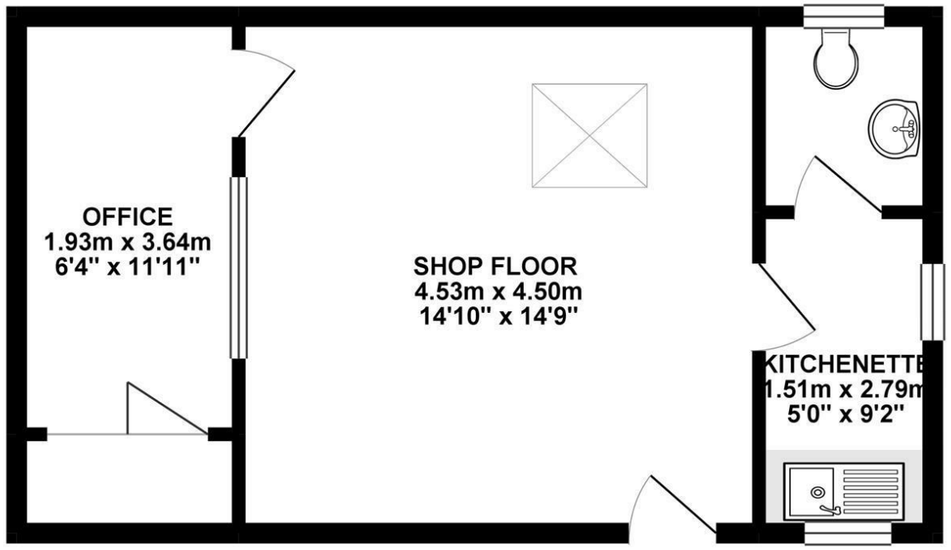
FOR SALE

The Old Cobblers Chirk Road, Gobowen, SY11 3JY

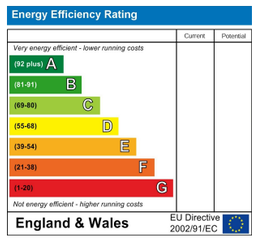
GROUND FLOOR 35.90 sq. m.
(386.41 sq. ft.)

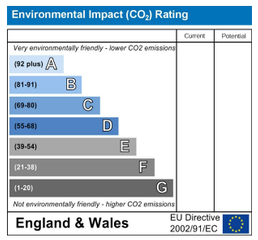


TOTAL FLOOR AREA : 35.90 sq. m. (386.41 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.





Halls 1845

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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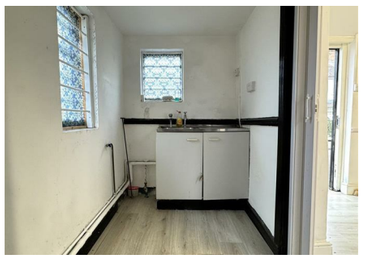
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The Old Cobblers Chirk Road, Gobowen, SY11 3JY

A versatile single-storey commercial premises offering scope for a variety of usages, conveniently situated close to the heart of the popular village of Gobowen.





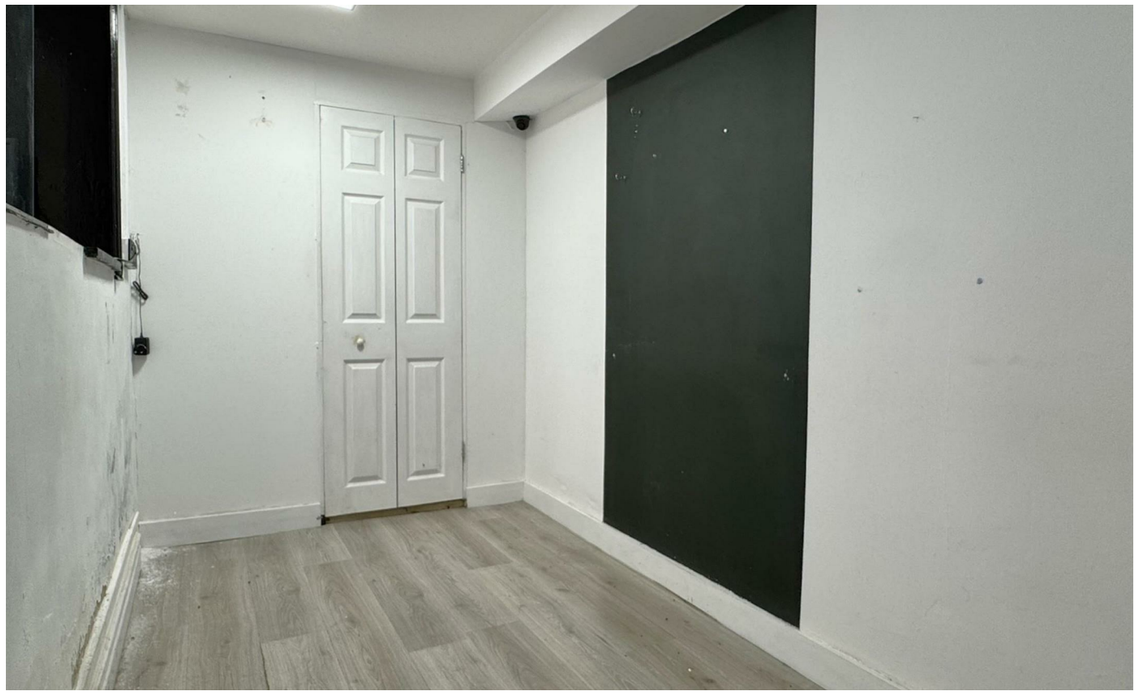


FOR SALE

Oswestry (3miles), Ellesmere (7 miles), Wrexham (11 miles)

All distances approximate.

- **Versatile Commercial Premises**
- **Circa 400 sq ft**
- **Suitable for a Range of Businesses**
- **Mains Services Connected**
- **Ample On-Street Parking**
- **Close to Village Centre**





DESCRIPTION
Halls are delighted with instructions to offer The Old Cobblers in Gobowen for sale by private treaty.

The Old Cobblers is a versatile single-storey commercial premises situated close to the heart of popular village of Gobowen. The premises has previously served a number of varying businesses and the flexible internal space could readily lend itself to myriad interests, with a central shop floor complemented by an office area, kitchenette, and cloakroom.

SITUATION
The premises lie close to the heart of the increasingly popular and fast-growing village of Gobowen, near Oswestry, which boasts a thriving centre playing host to a range of businesses, including Public Houses, Convenience Stores, and independent Shops. Travel links are provided by Gobowen Train Station which may soon enjoy a direct line to London, alongside excellent road links via the A5 which runs along the western boundary of the village.

THE PREMISES COMPRISES
Shop Floor: 4.53m x 4.50m
Office: 1.93m x 3.64m
Kitchenette: 1.51m x 2.79m
Cloakroom:

W3W
///stammer.retiring.scars

DIRECTIONS
Leave Ellesmere via the A495 in the direction of Oswestry, continuing until reaching a T junction in the village of Whittington; here, turn right towards Gobowen and proceed for a further 2.1 miles into the village. At the roundabout, take the first exit onto Chirk Road, turning left shortly after onto Old Whittington Road. Shortly after, a further left hand turn leads into Old St.Martins Road, where, at teh culmination of the road, the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES
The property is understood to benefit from mains, water, and electricity connections.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

TENURE AND POSSESSION
The property is said to be of freehold tenure and vacant possession will be granted upon completion

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Anti-Money Laundering
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.