

BOWEN

PROPERTY SINCE 1862



Guide Price £220,000

23 - 25 Beatrice Street, Oswestry, SY11 1QE



Mixed Retail & Residential – two shop premises with two apartments above

23 - 25 Beatrice Street, Oswestry, Shropshire, SY11 1QE



A property business
steeped in heritage
with a forward
thinking outlook.

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General Remarks

An excellent investment opportunity comprising of a substantial mixed retail and residential property set in a prominent position in Oswestry town centre. The property comprises two ground floor shops with two 1 bedroom apartments set over two storeys above, giving a total net internal floor area of 254.8sq.m (2,743 sq.ft). Current gross rental income of approximately £20,320 per annum.

Location: The property is situated within the main shopping area of the bustling market town of Oswestry. The town has a population of around 18,000 and serves a much wider rural area. The town has a host of high street chain and independent shops together with large indoor and street markets. Direct links onto the A5/A483 provides easy access to the county town of Shrewsbury and the cities of Wrexham and Chester and the motorway network beyond. The town has an excellent bus service whilst the nearby train station at Gobowen provides direct trains to Birmingham and Manchester.

Accommodation

23 Beatrice Street: A ground floor shop premises currently let and run as a beautician/hair salon at a passing rent of £280 PCM and comprises the following:

Shop area: 16' 2" x 12' 5" (4.94m x 3.78m)

WC: 4' 2" x 3' 4" (1.28m x 1.01m) Comprising low level flush WC and wash hand basin.

23A Beatrice Street: A one bedroom apartment with gas fired central heating throughout, set over two floors, currently let on an assured shorthold tenancy for £400 PCM and briefly comprises:

Kitchen: 12' 3" x 6' 1" (3.73m x 1.85m) Fully fitted kitchen with understairs storage cupboard and stairs leading to the second floor.

Lounge: 16' 6" x 9' 7" (5.04m x 2.91m) With radiator.

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.

Second Floor Landing: With airing cupboard housing gas fired boiler.

Bedroom: 16' 6" x 9' 7" (5.04m x 2.91m) Radiator.

Bathroom: 6' 9" x 6' 1" (2.06m x 1.85m) Suite comprising bath with shower attachment, low level flush WC and wash hand basin.

25 Beatrice Street: Ground floor shop premises with storage & retail to the rear, together with a cellar area, currently let and run as a craft shop with a passing rent of £450 PCM. The premises comprises:

Main shop area: 16' 7" x 12' 10" (5.06m x 3.92m) With doorway into a storage/hand washing area, with trapdoor access to cellar.

Storage room 1: 11' 8" x 8' 0" (3.56m x 2.43m) With walk-in fridge (formerly used when the premises was run as a butcher's shop) and door to side.

Storage room 2: 11' 8" x 4' 9" (3.56m x 1.44m) With walk-in fridge.

Workshop: 22' 9" x 11' 7" (6.93m x 3.53m) With door to side yard.

WC: 5' 3" x 3' 1" (1.61m x 0.93m) Accessed off the side yard area.

Cellar: Split into two areas:

Cellar area 1: 15' 3" x 9' 9" (4.64m x 2.98m)

Cellar area 2: 10' 5" x 9' 9" (3.17m x 2.98m)





25A Beatrice Street: A one bedroom apartment set over two floors, currently let on an assured shorthold tenancy for £130 per week and briefly comprises:

Kitchen/Diner: 13' 1" x 12' 4" (4.00m x 3.77m) Fitted kitchen and door to airing cupboard, further doorway to:

Lounge: 15' 9" x 14' 1" (4.81m x 4.30m) With stairs leading to the second floor.

Bathroom: 13' 0" x 8' 2" (3.95m x 2.48m) With storage area.

Second floor bedroom: 16' 7" x 15' 7" (5.06m x 4.74m)

Outside: A shared pedestrian covered access off Beatrice Street provides access to the two apartments, together with with steps leading to a raised garden area.

Tenure: We are informed that the property is freehold subject to the leases as already described.

Services: The property is connected to mains electricity, water, gas and drainage. 23 & 23A Beatrice Street have gas fired central heating, with 25 & 25A currently not provided with heating.

Council Tax Bands & Business Ratings:

Council Tax Bands: No. 23A: 'A', No. 25A: unknown
Business Rates: No. 23: TBC, No. 25: TBC

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

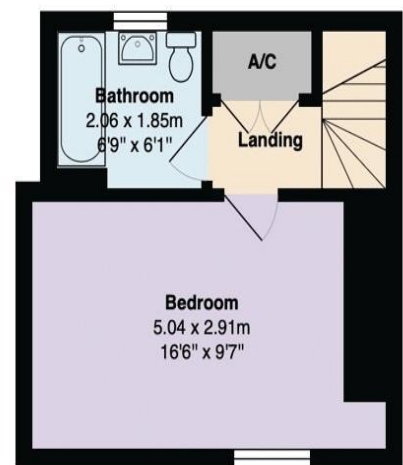
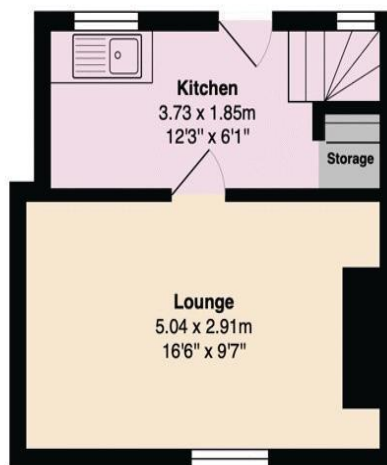
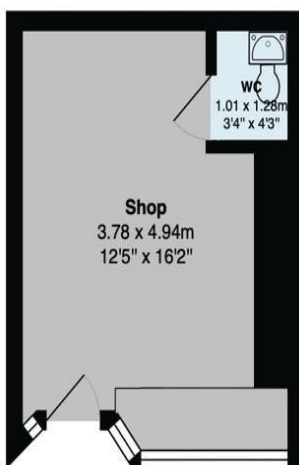
EPCs: No. 23: 93 (D), No. 23A: 64 (D), No. 25: To be assessed, No. 25A: 22 (F)

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



23, Beatrice Street, Oswestry, SY11 1QE

23a, Beatrice Street, Oswestry, SY11 1QE



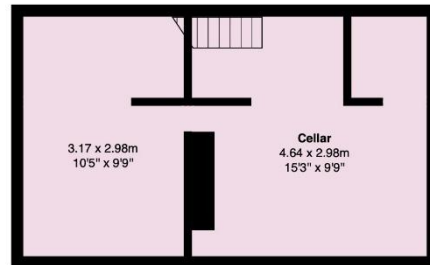
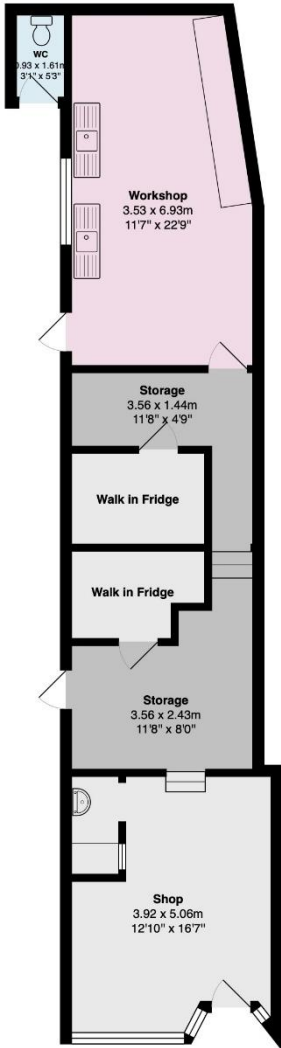
Total Area: 18.0 m² ... 194 ft²

All measurements are approximate and for display purposes only

Total Area: 48.2 m² ... 519 ft²

All measurements are approximate and for display purposes only

25, Beatrice Street, Oswestry, SY11 1QE



Total Area: 111.1 m² ... 1196 ft²
All measurements are approximate and for display purposes only

25a, Beatrice Street, Oswestry, SY11 1QE



Total Area: 77.5 m² ... 834 ft²
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