

**FOR SALE**

**LICENCED NIGHTCLUB/ PREMISES**



**PRICE:  
OFFERS IN THE  
REGION OF  
£450,000  
(EXCLUSIVE)**

A RARE OPPORTUNITY TO PURCHASE A LICENCED NIGHTCLUB/ LEISURE PREMISES IN THE TOWN OF OSWESTRY

**GIBSONS NIGHTCLUB, NEW STREET, OSWESTRY SY11 1PY**

- Licenced premises in prominent town centre location
- For sale freehold with Vacant possession or with tenant in situ
- The nightclub has a Total Gross Internal Floor Area of approximately 7,616 sq ft (707.48 m sq) arranged over 2 floors and basement with a Gross Internal Floor Area of 797 ft sq (74.04 m sq).
- Suitable for a variety of uses subject to statutory consents
- Retail shop with two town houses located at the rear of the property can be purchased also by separate negotiation

## LOCATION

The property is prominently located fronting onto New Street which is just off Willow Street in the town centre of Oswestry. Willow Street serves as a main arterial road within the town centre of Oswestry. The property is located adjacent to Home Bargains, Wilkinson's and Weatherspoons and in area of mixed commercial/residential development.

Oswestry is an established market town and administrative centre in North Shropshire. The town has all local amenities and had a population of 17,105 at 2011 census.

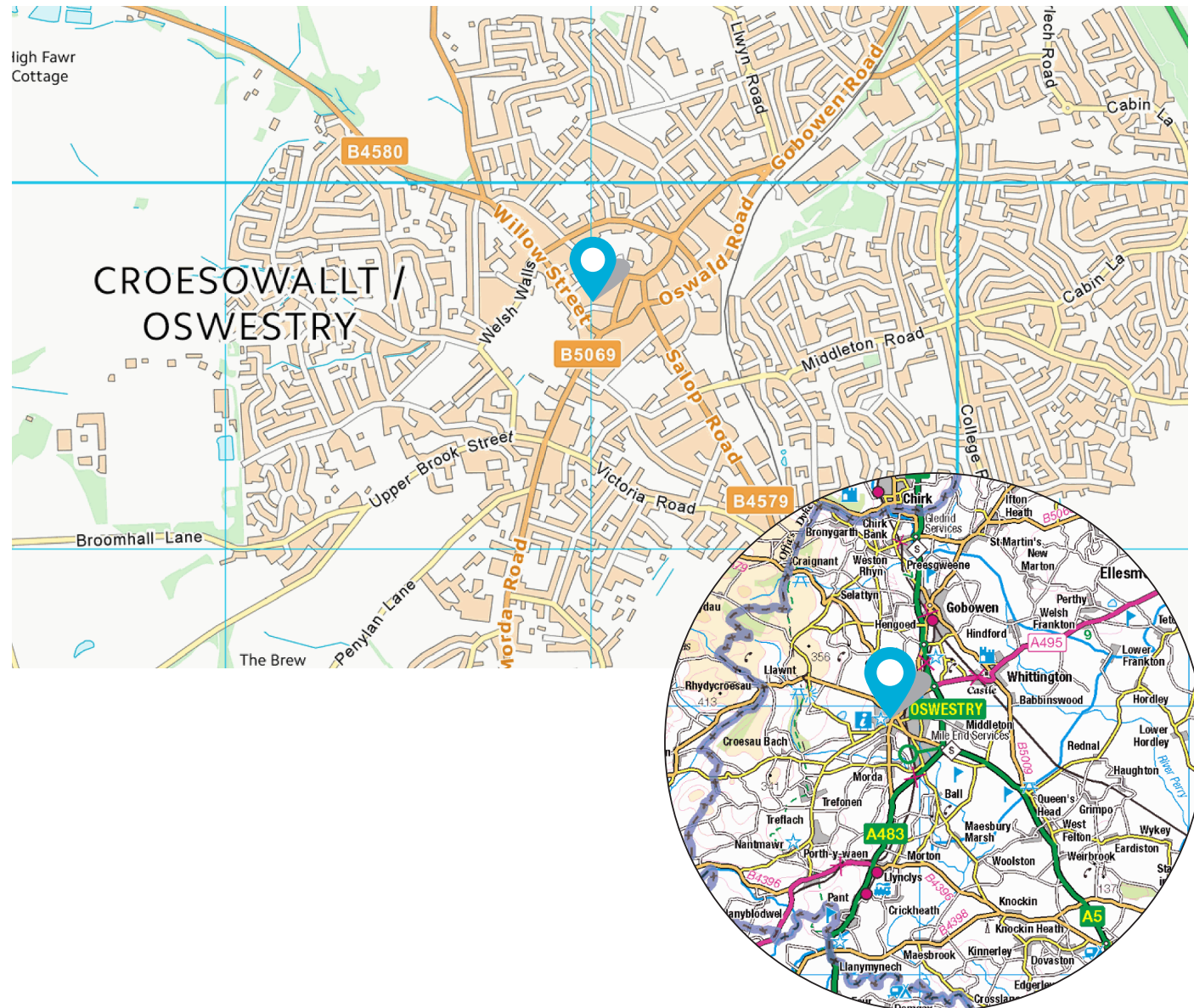
The town is strategically well located at the junction of A5, A483 and A495 and is located approximately 19 miles north west of the county town of Shrewsbury, approximately 27 miles south of the City of Chester and approximately 15 miles south of the town of Wrexham.

## DESCRIPTION

The property provides a fully fitted licenced nightclub/evening entertainment venue that would lend itself to a variety of leisure based uses.

The property comprises of a 2 storey open plan building with basement which is currently being used as a night club. The property is of traditional brick construction with part slate roof and part flat roof on the extension at the rear. The property is accessed off Nee Street however there is also rear access onto the roof terrace and to double doors for fore exit purposes. The Gross Internal Floor Area of the nightclub is 7,616 sq ft (707.48 m sq). With the basement being approximately 797 ft sq (74.04 m sq).

Internally the property comprises of two large open plan rooms (one on each floor) with bar areas, seating and toilet facilities.



**ACCOMMODATION**

(All measurements are approximate and on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice)

	SQFT	MSQ
<b>CLUB</b>		
Ground Floor	4,535	421.27
First Floor	3,081	286.21
Basement	797	74.04



### TENURE

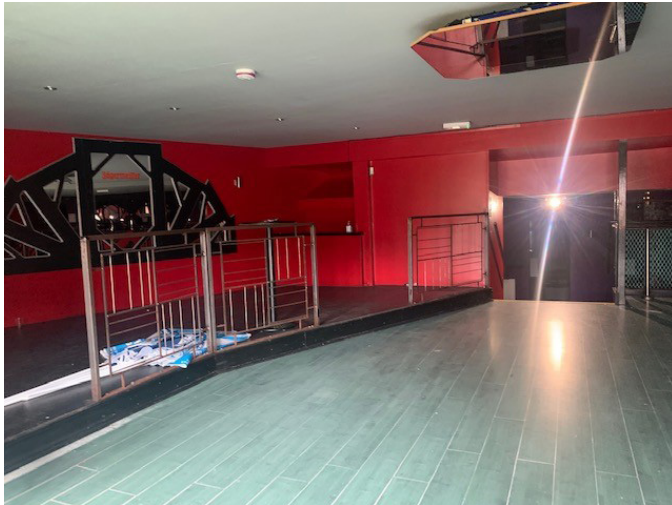
The property is offered freehold with vacant possession or freehold as an investment with the current tenant staying in situ who is paying £36,000 per annum on Tenants Full Repairing and Insuring Lease terms on a 12 year lease from November 2022.

### LEGAL COSTS

Each party to cover their own legal costs in relation to this transaction.

### VAT

The property is understood not to be elected for VAT.



### LICENCING

Prospective tenants should make their own enquiries. The property is understood to be a licenced premises with a capacity of 920 (downstairs holds 690 and upstairs holds 230).

### SERVICES

(Not tested the purchasers should rely on their own enquiries)  
All mains services are understood to be connected to the property.

### PRICE

Offers in the region of £450,000 (Exclusive of any VAT)

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate,  
Shrewsbury, SY2 6ND  
Telephone: 0345 678 9000



## VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing please contact:

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