



**FLATS 1-8, ASPEN COURT, THE CROSS, OSWESTRY, SHROPSHIRE, SY11 2PZ
FOR SALE - RESIDENTIAL INVESTMENT**

Residential investment in the town centre of Oswestry comprising 8 one bedroomed flats

Price: Offers in excess of £400,000
[\(exclusive\)](#)
showing a Net Initial Yield of 8.8% (after allowing for normal purchasers costs) based upon the potential ERV of the property

A rare opportunity to acquire a residential investment in the town centre of Oswestry comprising 8 one bedoomed flats

INVESTMENT SUMMARY

1. The property provides 8 one bedoomed flats.
2. The property provides the opportunity of an Estimated Gross Rental Income of £36,420 per annum.
3. The property offers further asset management potential and offers an attractive town centre residential investment opportunity in the town centre of Oswestry.

PROPOSAL

We are instructed to seek proposals for our client's freehold interest, subject to the existing occupational leases, of offers in excess of £400,000 (four hundred thousand pounds) (exclusive), which shows a net initial yield of circa 8.8 % based upon an Estimated Gross Rental Value of £36,420 per annum (after allowing for purchasers costs of stamp duty and acquisition costs of 1.5%).

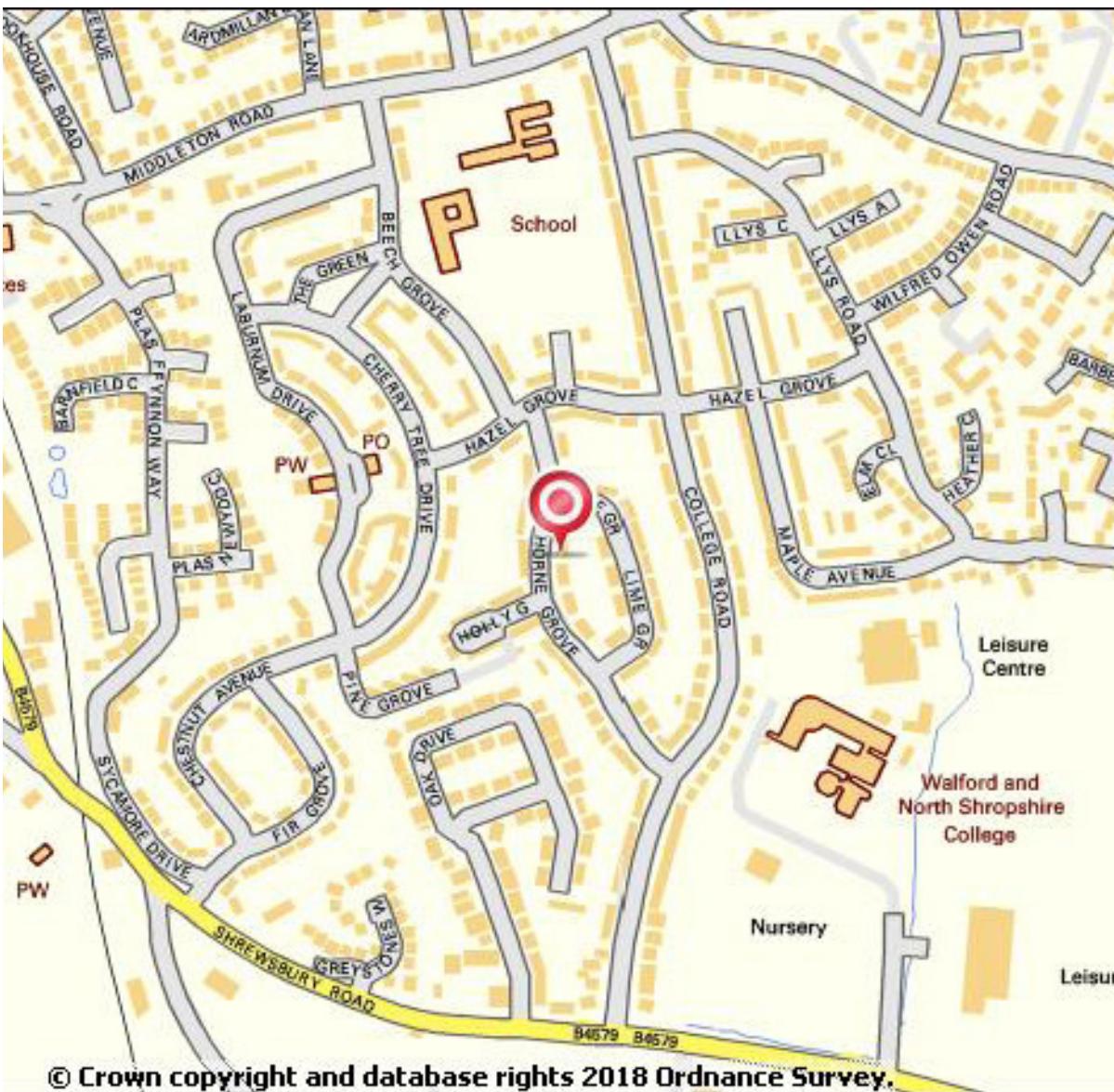
SITUATION/LOCATION

The property is situated in the town centre of Oswestry and is accessed from The Cross. The access to the property is via a pedestrian access adjacent to M & Co and Costa Coffee in Oswestry town centre.

Oswestry is the third largest town in the county of Shropshire with a borough population of approximately 33,000 people. Oswestry is situated adjacent to the A5 Trunk Road and is an established administrative centre serving the north-east of Shropshire.

Oswestry is located approximately 17 miles north of the county town of Shrewsbury and approximately 26 miles south of the city of Chester.





DESCRIPTION

The property comprises a three storey property, which is arranged to provide a ground floor entrance lobby with 8 one bedroomed residential apartments. The flats are accessed via a common stairwell and then provides 4 flats on the first floor and 4 flats on the second floor.

PLANNING

The property is understood to be located in a Conservation Area.

The property is understood to benefit from planning consent for C3 (residential) use under The Town and Country Use Classes Order 1987.

EPC

Flat 1	Rating E
Flat 2	Rating C
Flat 3	Rating C
Flat 4	Rating D
Flat 5	Rating E
Flat 6	Rating C
Flat 7	Rating C
Flat 8	Rating E

VAT

We understand that the property is currently elected for VAT.

It is proposed that the sale should proceed by way of a Transfer of a Going Concern (TOGC).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

SERVICES

(not tested)

We understand that mains water, electricity and drainage are connected to the property. The flats are understood to benefit from electric heating.

INTELLECTUAL INFORMATION

An information pack is available from the selling agents upon request.

COUNCIL TAX

We have made internet enquires and we have been advised as follows:

Flat 1	Band A
Flat 2	Band A
Flat 3	Band A
Flat 4	Band A
Flat 5	Band A
Flat 6	Band A
Flat 7	Band A
Flat 8	Band A

LOCAL AUTHORITY

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

FINANCIAL ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction. It is understood that the property is elected for VAT.

TENURE

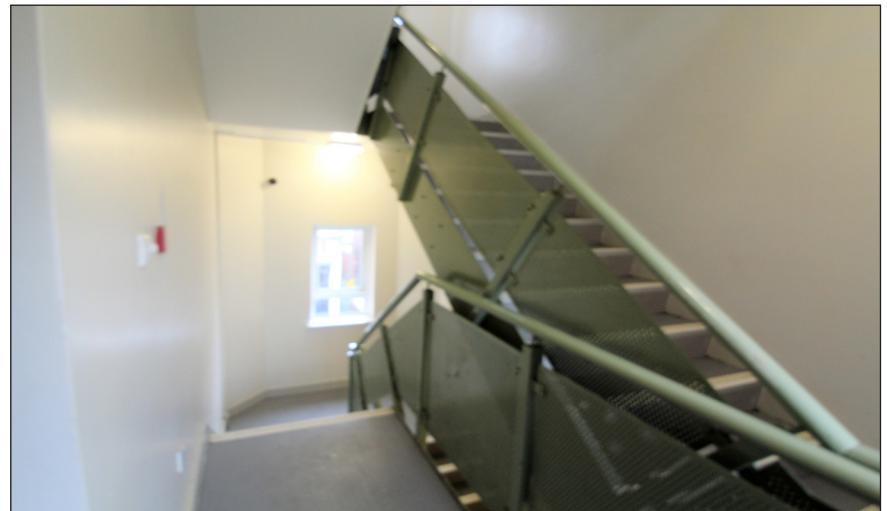
The long leasehold interest is offered for sale, subject to the existing Assured Shorthold Tenancies.

The property is owned on a long leasehold of a lease expiring on 24th of December 3006 under Title Number SL192614.

The tenancy schedule is detailed on the following page.

All the tenancies are on Assured Shorthold Tenancies.

Further details are available upon request from the selling agents.



ACCOMMODATION

The property provides the following accommodation

Ground Floor
Communal Hallway

First Floor
Communal Hallway
Flat 1
Reception Hallway
Living Room
Bedroom
Kitchen
Bathroom
Flat 2
Reception Hallway
Living Room
Bedroom
Kitchen
Bathroom
Flat 3
Reception Hallway
Living Room
Bedroom
Kitchen
Bathroom
Flat 4
Reception Hallway
Living Room
Bedroom
Kitchen
Bathroom

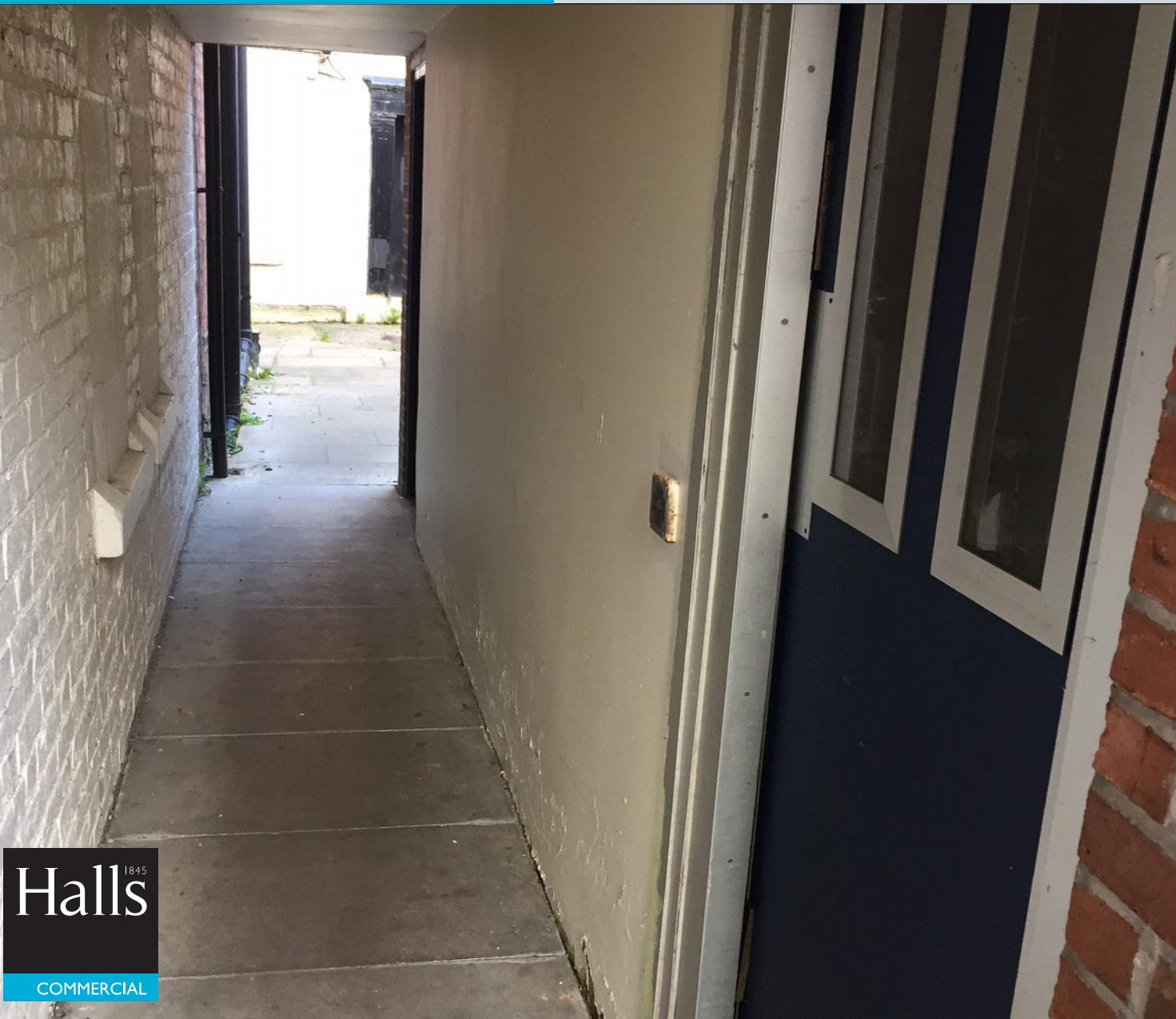
Second Floor
Communal Hallway
Flat 5
Reception Hallway
Living Room
Bedroom
Kitchen
Bathroom
Flat 6
Reception Hallway
Living Room
Bedroom
Kitchen
Bathroom
Flat 7
Reception Hallway
Living Room
Bedroom
Kitchen
Bathroom
Flat 8
Reception Hallway
Living Room
Bedroom
Kitchen
Bathroom



FOR SALE RESIDENTIAL INVESTMENT

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Halls¹⁸⁴⁵

COMMERCIAL

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regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the use stated in these particulars and should check their proposed use with the relevant Planning Authority.

VIEWING

Strictly by prior arrangement with the Sole Agents.

For more information or to arrange a viewing, please contact:

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