



**FOR SALE - RESIDENTIAL INVESTMENT OPPORTUNITY**

**7A, 7B, 7C AND 9 KING STREET, OSWESTRY, SHROPSHIRE, SY11 1QN**

# KEY POINTS

# 2,257

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



RESIDENTIAL INVESTMENT

# 4

RECENTLY REFURBISHED  
RESIDENTIAL PROPERTIES

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

# £350,000


(EXCLUSIVE)

James Evans

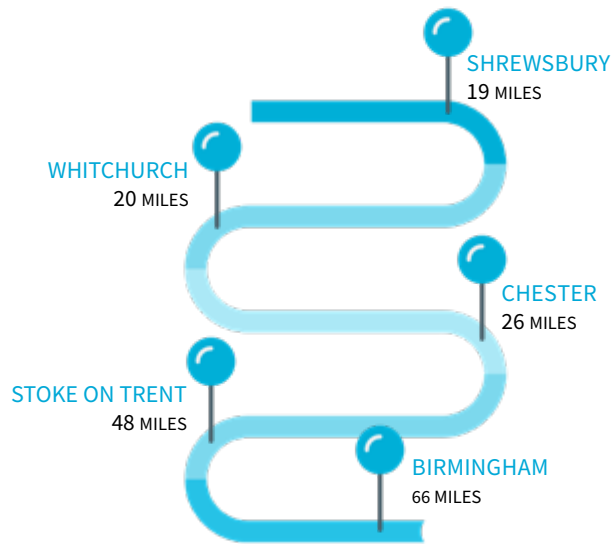
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## LOCATION

The property is located fronting onto King Street in the town of Oswestry, where all local amenities are available. King Street serves a road linking Oswald Road and Legg Street and is situated on the eastern edge of the town centre.

The property is located in an area of mixed development with immediate surrounding occupiers including Simla Tandoori Restaurant, BP petrol filling station, Mot vehicle garage (Renault Service) and Oswestry Muslim Centre and residential housing.

Oswestry is the third-largest town in Shropshire, following Telford and Shrewsbury, located close to the Welsh border. It is at the junction of the A5, A483 and A495 roads. Situated approximately 19 miles north west of the County Town of Shrewsbury and approximately 7 miles south west of the town of Whitchurch.



OSWESTRY  
POPULATION  
**17,509**  
APPROXIMATELY

2021 CENSUS



# DESCRIPTION

The property at the time of our inspection comprised of a part three, part two and part single storey mid terraced property that was arranged to provide 4 recently comprehensively refurbished residential properties.

The property is arranged to provide two 2 bedroomed flats, a one bedroomed maisonette and a two bedroomed maisonette. The properties are all fully furnished and ready for immediate occupation.

The property is arranged to provide a Total Gross Internal Floor Area of approximately 2,527 ft sq (234.84 m sq). The Total Site Area of the property is approximately 0.059 acres (0.024 hectares).

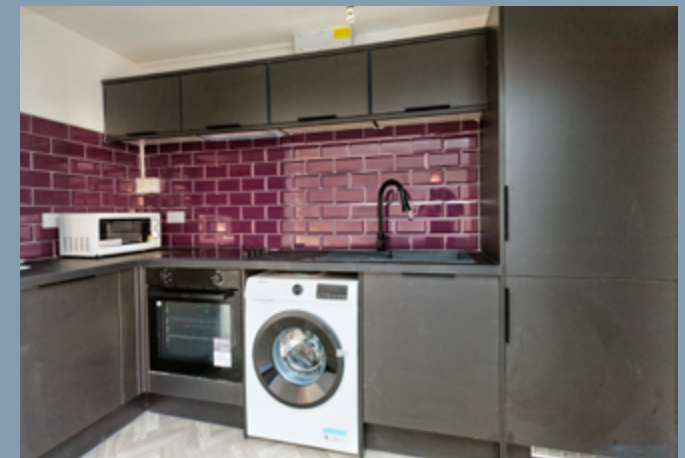
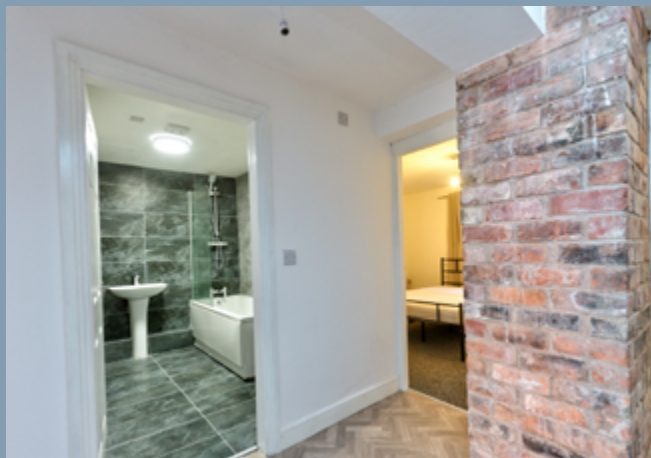
The property is of traditional construction being of brick construction under a part tiled and part slate roof cover.

The property is held under the ownership of Title Number SL129856 and there is pedestrian access to the property directly from King Street and to the rear via Albert Place off Legg Street.

There is a communal ground floor entrance and stairwell serving 7 King Street. Whilst 9 King Street and 11 King Street have self contained entrances directly off King Street.

The apartments comprise:

- [Apartment 7A](#) two bedroomed ground floor flat
- [Apartment 9](#) two bedroomed ground floor flat
- [Apartment 7B](#) a one bedroomed maisonette
- [Apartment 7C](#) a two bedroomed maisonette



# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

## APARTMENT 7A

GROUND FLOOR TWO BEDROOM APARTMENT

Communal Hallway- leads to the entrance door

Reception Hall

Kitchen/Dining Room

Bedroom 1

Bedroom2

Bathroom

## APARTMENT 7C

FIRST FLOOR TWO BEDROOM MAISONETTE ARRANGED OVER TWO FLOORS

Communal Hallway

Reception Hall

Inner Hallway

Lounge

Kitchen

SECOND FLOOR

Landing

Bathroom

Bedroom

## APARTMENT 7B

FIRST FLOOR ONE BEDROOM MAISONETTE WITH ACCOMMODATION ARRANGED OVER TWO FLOORS

Communal Hallway

Reception Hall

Lounge/Dining Room

Kitchen

Bathroom

SECOND FLOOR

Bedroom

## APARTMENT 9

GROUND FLOOR TWO BEDROOM APARTMENT

Entrance Reception Hallway

Kitchen/Dining Room

Bedroom 1

Bedroom 2

Bathroom

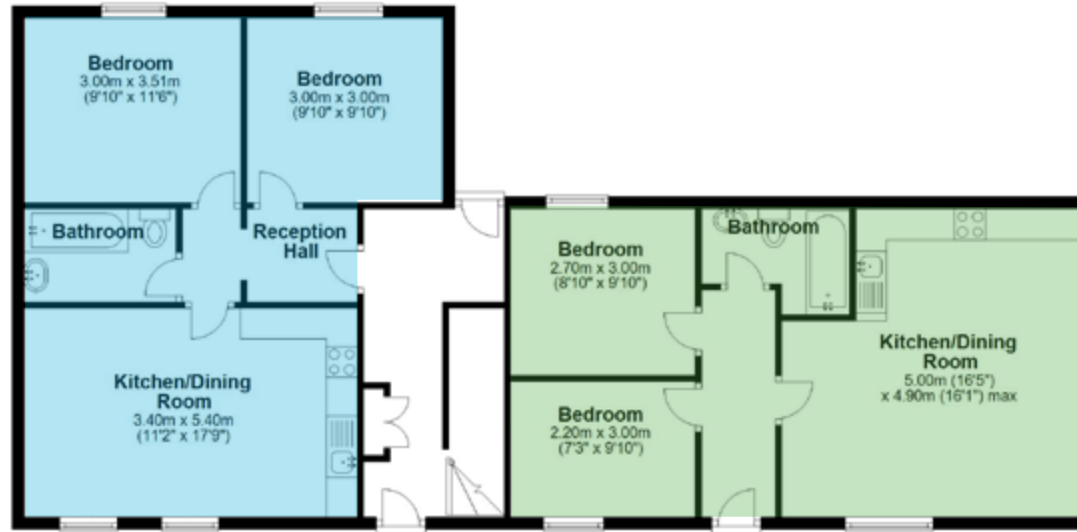


**KEY:**

Apartment 7A
Apartment 7B
Apartment 7C
Apartment 9

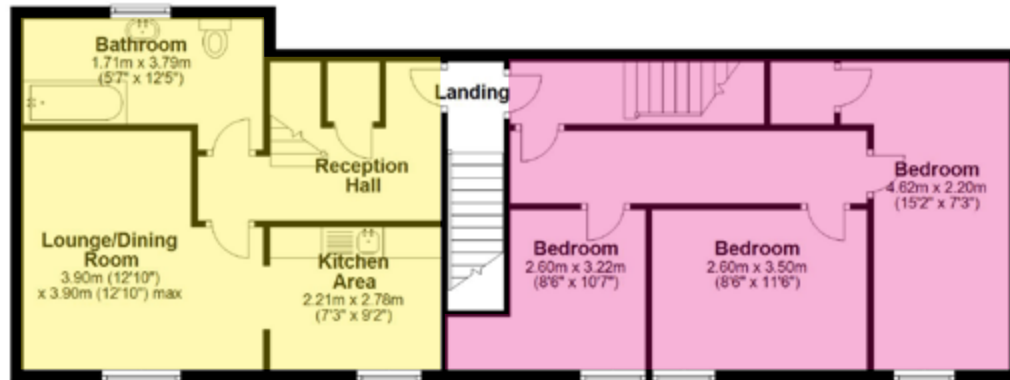
**Ground Floor**

Approx. 107.4 sq. metres (1156.4 sq. feet)



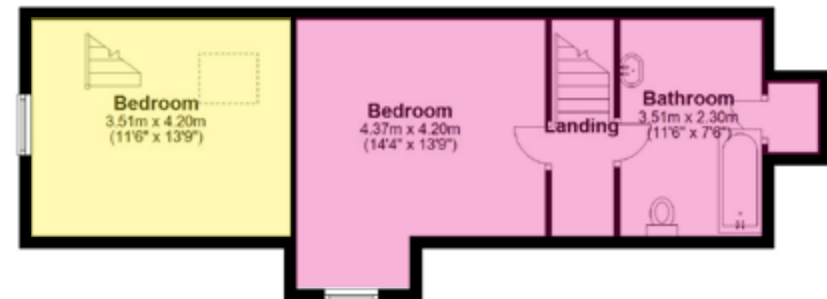
**First Floor**

Approx. 83.2 sq. metres (895.7 sq. feet)



**Second Floor**

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 234.8 sq. metres (2527.7 sq. feet)

**King st flats**

## TENURE

The property is offered for sale freehold with vacant possession.

We would estimate that the respective flats could achieve rents as follows:

APARTMENT	RENT PCM
7A	£550
7B	£650
7C	£650
9	£550
<b>TOTAL RENT</b>	<b>£2,400</b>

## PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent for C3 (Residential) of the town and Country use Classes Order 1987.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

The property is understood not to be subject to VAT.

## SERVICES

Not tested at the time of inspection. Prospective purchasers should make their own enquiries.

The respective residential units are understood to benefit from mains water, electricity and drainage. The residential units have heating via electric heating.

Mains gas is understood to be available subject normal connection charges.

## RATES/COUNCIL TAX

We have made verbal enquiries to the local authority and we advised as follows:


APARTMENT	COUNCIL TAX BAND	ENERGY RATING
7A	A	C (71)
7B	A	D (66)
7C	A	D (64)
9	A	C (72)

## PRICE

Offers in the region of £350,000 (Three hundred and fifty thousand pounds) (Exclusive)


## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,  
Shrewsbury, SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

### Commercial Department

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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