



FOR SALE (MAY LET) - LOCK UP SHOP UNIT

21/23 AND 27/29 WILLOW STREET, OSWESTRY, SHROPSHIRE SY11 1AQ

KEY POINTS

7,350

SQ FT

TOTAL NET INTERNAL FLOOR AREA



RETAIL UNIT

13

CAR
PARKING
SPACES

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

£550,000


(EXCLUSIVE)

James Evans

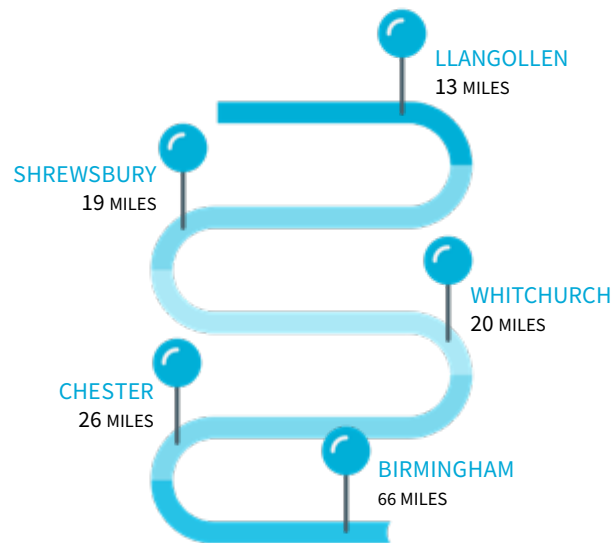
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LOCATION

The property is located fronting onto Willow Street in the town centre of Oswestry. The property is prominently located in the town centre and Willow Street serves as a main one way arterial road serving the town centre. The surrounding occupiers include the post office, Wetherspoons (Wilfred Owen), Willow Gallery and S R Drinnan.

Willow Street provides some on street car parking however the property benefits from generous on site car parking provision at the rear. Willow Street serves as one of the main retail streets in the retail hierarchy of Oswestry town centre.

Oswestry is a historic and attractive market town, with a former borough population of over 30,000, and with a substantial catchment considerably in excess of this, stretching far into Shropshire, Mid and North Wales.

The town boasts a host of multiple traders including Sports Direct, Boots, New Look, Superdrug, Greggs, B & M, Costa, Home Bargains, W H Smith, Clarks Shoes to name a few, together with most of the national banks and excellent large surface parking facilities around the centre.



OSWESTRY
POPULATION
17,509
APPROXIMATELY

2021 CENSUS



DESCRIPTION

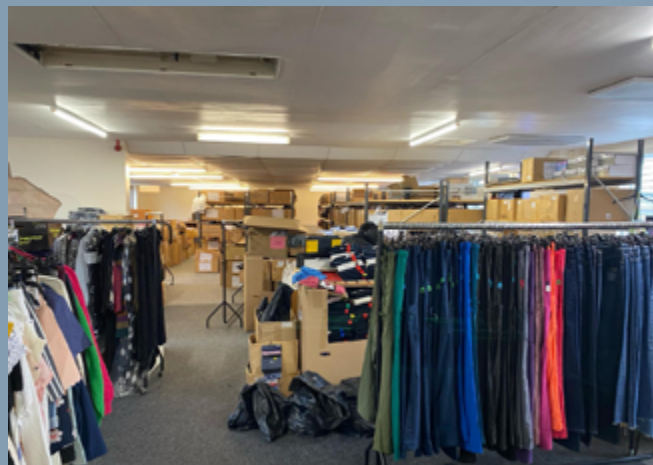
The property comprises of a prominently located substantial detached part single and part two storey property comprising of a large lock up shop unit that provides a Total Net Internal Floor Area of approximately 4,557 ft² (423.36 m²). The ground floor of the property is arranged to provide retail sales area and welfare facilities and provides flexible accommodation retail space that could be split with a large glazed shop front and would lend itself to a variety of retail/commercial uses (subject to any statutory consents).

The first floor of the property provides a Total Net Internal Floor Area of approximately 2,793 ft² (259.48 m²) and is arranged to provide stores and welfare facilities and benefits from two internal staircases and provides flexible open plan accommodation. The upper floors of the property would lend itself to a variety of potential uses including residential conversion.

The property is of traditional brick construction under a tiled roof cover to the two storey part of the property and a flat roof cover to the single storey part. The property at the rear benefits from a generous provision of on site car parking with 13 car parking spaces.

The property would lend itself to owner occupiers/property investors and property developers/speculators.

A viewing of the property to appreciate its full potential is recommended. The property has significant potential for a variety of uses and significant potential for further development and conversion.



ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

GROUND FLOOR	M SQ	SQ FT
TOTAL NET INTERNAL FLOOR AREA	423.36	4,557
Staffroom		
WC		
FIRST FLOOR		
TOTAL NET INTERNAL FLOOR AREA	259.48	2,793
WC		
TOTAL SITE AREA	HA	ACRES
	1	2.47





TENURE

The property is offered to sale freehold with vacant possession.

Alternatively, consideration will be given to the letting of the property on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning for Use Class E of The Town and Country Use Classes Order 1987.

The property would lend itself to a variety of retail/ commercial uses and potentially residential conversion, subject to statutory consents.

LEGAL COSTS

Each party to bear their own legal costs associated with the sale of the property.

VAT

The property is understood to be elected for VAT. All prices and figures are quoted exclusive of VAT.

SERVICES

(Not tested parties should rely on their own enquiries.)

We understand that all mains services are connected to the property.

PRICE

Offers in the region of £550,000 (Exclusive)

RENT

£39,850 per annum (Exclusive), payable quarterly in advance by standing order.

RATES/EPC

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


RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£45,700	£22,805	D (77)

RATES

EPC

LOCAL AUTHORITY

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


 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing, please contact :

[Commercial Department](#)

 01743 450 700

commercialmarketing@hallsgb.com

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