

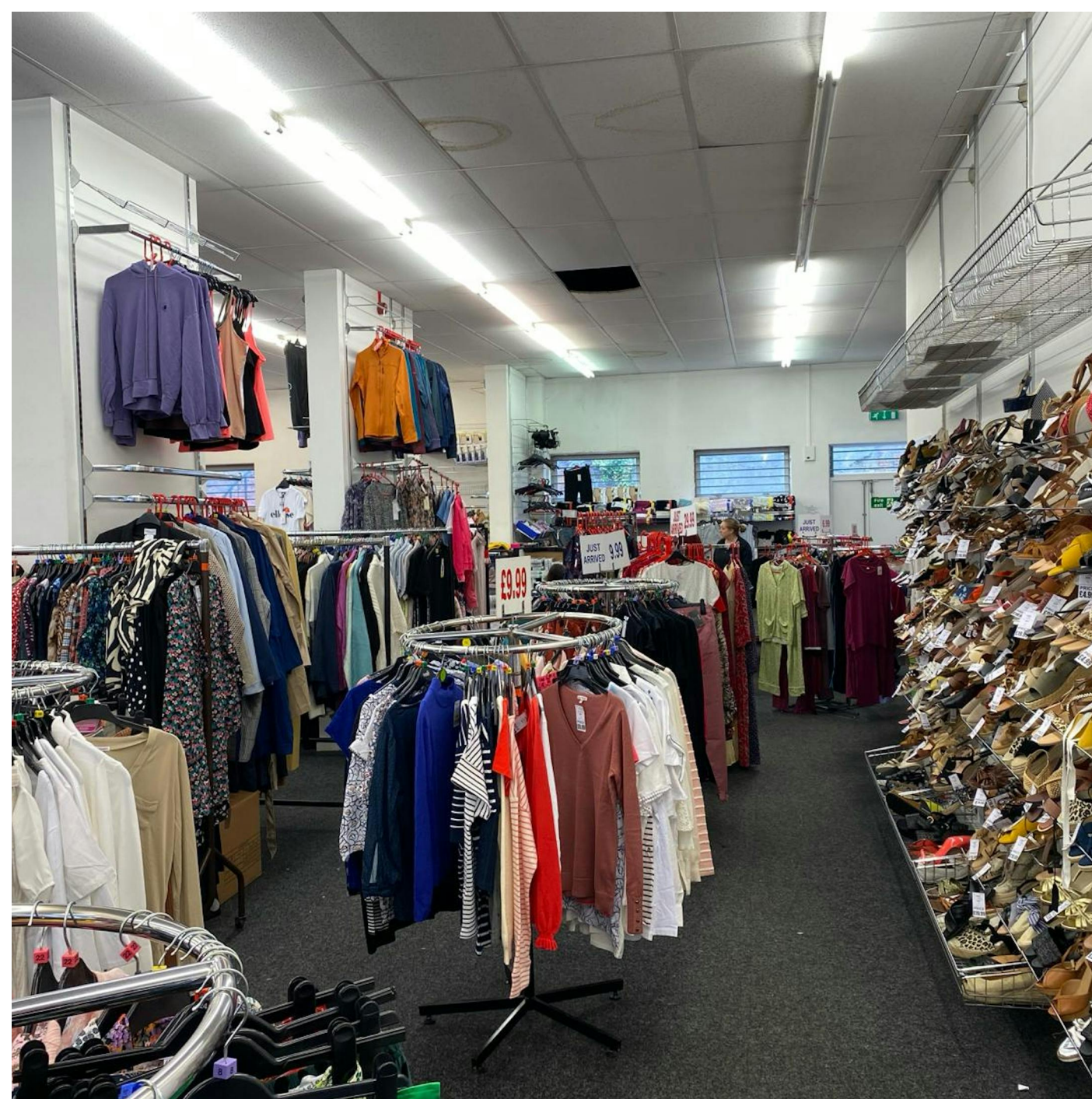


TO LET / FOR SALE - HIGH STREET RETAIL
21 WILLOW STREET, OSWESTRY, SY11 1AQ



KEY POINTS

- Prominently located prominently located
- Total Net Internal Floor Area of approximately 4,557 ft sq (423.36 m sq)
- Flexible accommodation retail space that could be split
- Large glazed shop front
- Suitable for a variety of retail/commercial uses (subject to any statutory consents)



21 WILLOW STREET, OSWESTRY, SY11 1AQ
7,350 SQ FT | FROM £550,000 | £39,850 PER ANNUM

01743 450 700

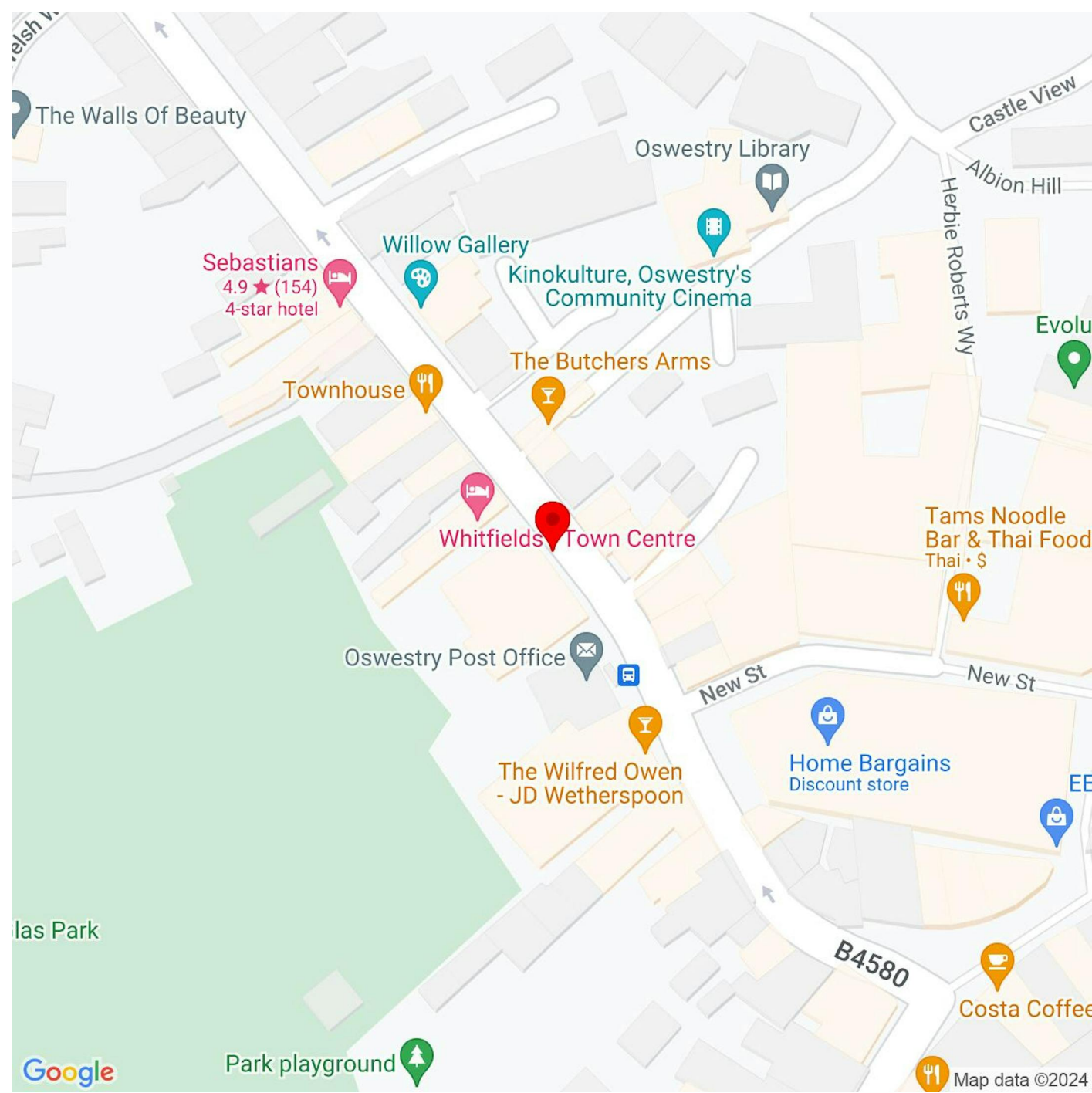
LOCATION

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.



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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 ft sq (423.36 m sq). 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 ft sq (259.48 m sq) 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.

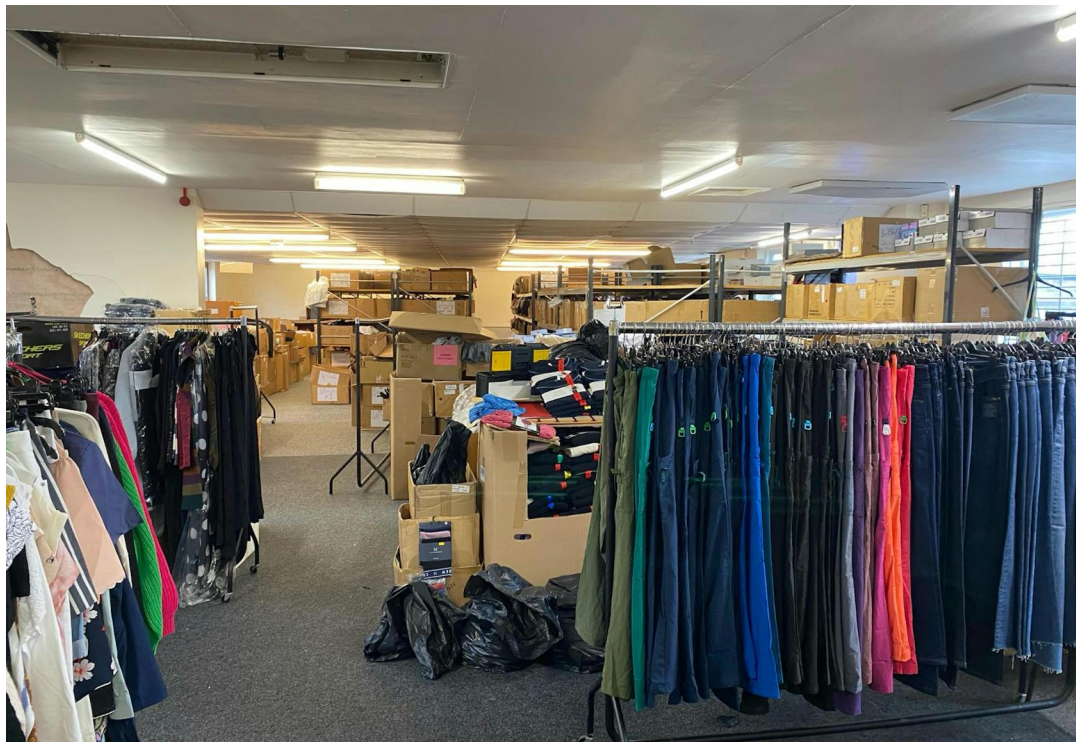
The property would lend itself to owner occupiers/property investors and property developers/speculators. A viewing of the property to appreciate its full potential is recommended.

The property has significant potential for a variety of uses and significant potential for further development and conversion.

ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR/UNIT | DESCRIPTION | SQ FT | SQ M |
|------------|-------------------------------|-------|--------|
| Ground | Total Net Internal Floor Area | 4,557 | 423.36 |
| 1st | Total Net Internal Floor Area | 2,793 | 259.48 |
| Total | | 7,350 | 682.84 |





//WHAT3WORDS

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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.

SERVICES

(Not tested parties should rely on their own enquiries.)
We understand that all mains services are connected to the property.

RENT

£39,850.00 per annum

PRICE

Offers in the region of £550,000.00

VAT

Applicable

RATES

We have made online enquiries to the local authority and were advised as follows:

Rateable Value: £45,700

Rates Payable: £22,804.30 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

D (77)

CONTACT

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

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