



FOR SALE - SUBSTANTIAL CHARACTERFUL PROPERTY WITH ANCILLARY
ACCOMMODATION & CAR PARKING WITH DEVELOPMENT POTENTIAL

35 WILLOW STREET | OSWESTRY | SHROPSHIRE | SY11 1AQ

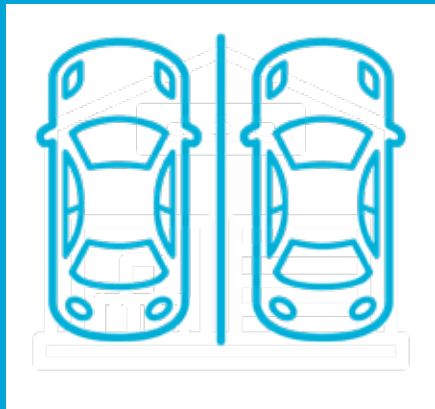


KEY POINTS

7,803

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



OUTSIDE GARDEN AREA WITH
GENEROUSLY SIZED CAR PARK

SUBSTANTIAL FOUR
STOREY MID TERRACED
PROPERTY WITH A
BASEMENT AREA

ALL MEASUREMENTS ARE APPROXIMATE



PRICE

£650,000

OFFERS IN THE REGION OF
(EXCLUSIVE)

James Evans



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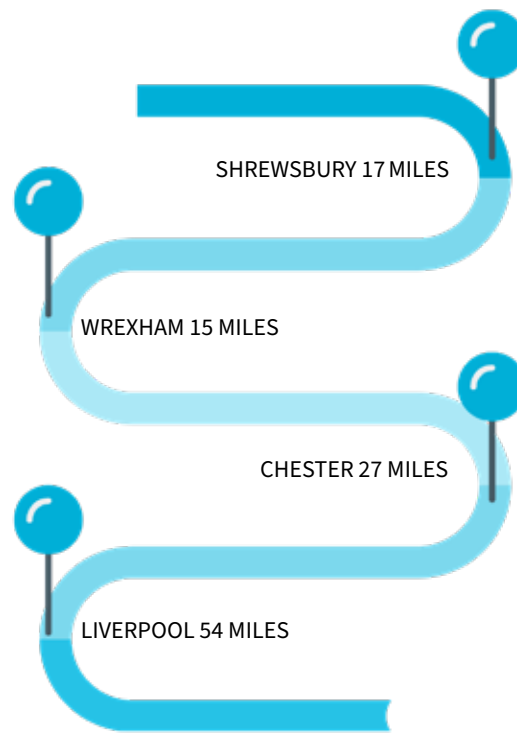
Ellie Studley



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LOCATION

The property is prominently located fronting onto Willow Street in the town centre of Oswestry. Willow Street serves as one of the main retail streets in Oswestry town centre with the surrounding occupiers including Willow Gallery, HSBC and GHP solicitors.

The property has access at the rear from Welsh Walls.

The market town of Oswestry, the gateway to Wales is the third-largest town in Shropshire, following Telford and Shrewsbury.

Situated at the junction of the A5, A483 and A495 roads, the town is approximately 19 miles northwest of Shrewsbury, approximately 20 miles southwest of Whitchurch and a little over an hour from the Welsh Coast.

The local area offers stunning walks and beautiful scenery, Offa's Dyke Path and Lake Vyrnwy and is within an hour of the Snowdonia National Park. Other nearby attractions include Pontcysyllte Aqueduct, a UNESCO World Heritage Site and several National Trust properties are nearby.

Oswestry boasts various annual events including, Oswestry Show, Oswestry Food Festival and the Balloon Festival.



[what3words](https://www.what3words.com/)
loosens.lighters.engages



OSWESTRY
POPULATION

17,500

APPROXIMATELY



DESCRIPTION

The property provides a prominently located substantial listed property. The property has been run as a licenced restaurant and bar with residential and ancillary accommodation to the upper floors of the property. The property would lend itself to a variety of commercial and potential residential uses, subject to any statutory consents. The property is understood to be Grade 2 listed and has a variety of lovely internal features.

The property provides a Total Gross Internal Floor Area of approximately 7,416 ft sq (688.90 m sq) that is arranged over the three storeys with a basement area that has a Total Gross Internal Area of approximately 387 ft sq (35.95 m sq).

The ground floor is arranged to provide an area including a lounge, lounge bar, toilet facilities, restaurant area and commercial kitchen. The first floor of the property is arranged to provide part commercial and part residential accommodation including commercial kitchen, further restaurant seating, office, stores and staffroom and residential accommodation that has a self-contained hallway, bedroom, bathroom and a kitchen /dinner. The second floor is arranged to provide a variety of offices. The property has a cellar that provides useful storage space.

The internal potential of the property can only be appreciated by undertaking an internal inspection of the property.

Externally the property is arranged to provide a large rear beer garden and a generous provision of car parking. The rear garden area provides seating for approximately 150 and there are approximately 14 car parking spaces within the car parking area.



ACCOMMODATION

(All measurements are approximate)

Ground Floor	
Entrance Lobby	
Inner Hallway	
Lounge	
Lounge/Bar	
Lobby	
Disabled Toilet	
Ladies Toilet	
Lobby Area	
Gents Toilet	
Restaurant Area	(Approx 46 covers)
Commercial Kitchen	
Rear Lobby	
Preparation Area	
Walk In Fridge	
Total Gross Internal Floor Area 3,581 sq ft (332.65 sq m)	
First Floor	
Front Office	
Store	
Pantry	
Kitchen	
Corridor	
Staffroom	
Sitting Room 1	
Sitting Room 2	
Rear Stairwell	



First Floor cont. Residential Flat	
Inner Lobby	
Lounge/Kitchen/Diner	
Bedroom	
Bathroom	
Landing Area	
Total Gross Internal Floor Area 3,254 sq ft (302.27 sq m)	
Second Floor	
Landing	
Office 1/Stores	
Office 2/Stores	
Office 3/Stores	
Total Gross Internal Floor Area 581 sq ft (53.87 sq m)	
Basement	
Total Gross Internal Floor Area 387 sq ft (35.95 sq m)	
Outside	
Large Rear Beer Garden	
Car Park	
Outside Stores	165 sq ft (15.33 sq m)
Toilet	
Total Site Area 0.34 acres (0.137 hectares)	

PRICE

Offers in the region of £650,000 (Six Hundred & Fifty Thousand Pounds) (exclusive)

RATEABLE VALUE

Rateable Value - £20,250

Rates Payable - £11,056

EPC

To order

SERVICES

(Not tested at time of inspection.)

All mains services are understood to be connected to the property.

PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to be Grade 2 listed.

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

TENURE

The property is offered for sale freehold.

The property is held under Title Number – SL163261

LEGAL COSTS


Each party to be responsible for their own legal costs.

VAT

The property is understood not to be elected.

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

 0345 678 9000


 [SHROPSHIRE COUNCIL WEBSITE](https://www.shropshire.gov.uk)



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@halls.gb.com



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