

FOR SALE

1 Oak Street, Oswestry, SY11 1LJ

Halls¹⁸⁴⁵

COMMERCIAL



A rare opportunity to acquire a commercial property in the town of Oswestry

- Benefiting from a valuable D2 (leisure) planning consent
- The property provides a Total Gross Internal Floor Area of approximately 1,380 ft sq (128.23 m sq) and a mezzanine floor area
- The property would lend itself to a variety of commercial and alternative uses subject to the receipt of statutory consents

Price: £170,000 (Exclusive)

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01743 450 700

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SITUATION

The property is prominently situated fronting onto Oak Street on the edge of the town centre of Oswestry. The property is located in an area of mixed use development and is located within proximity of all local amenities.

Oswestry is an established market town in North Shropshire that is strategically well located at the junctions of the A5, A483 and A495. The town had a population of 17,105 at the 2011 census and is an administrative centre. The town is located approximately 19 miles north of the County Town of Shrewsbury and approximately 15 miles south of Wrexham and approximately 27 miles south of the City of Chester.

DESCRIPTION

The property provides a prominently located detached property that is of traditional construction and provides a Total Gross Internal Floor Area on the ground floor of 1,380 ft sq (128.23 m sq) and a Two mezzanine floor areas providing a Total Gross Internal Floor Area of approximately 1,013 (94.1 m sq).

The property is currently in use as a Martial Arts Centre and benefits from a valuable planning consent for D2 Use Class. The property would lend itself to a variety of leisure and commercial and potential residential uses (subject to statutory consents). The ground floor accommodation is open plan with a toilet facility and a viewing of the property is recommended to appreciate the potential of the property.

ACCOMMODATION

(All measurements are approximate only)

	sq ft	sq m
Ground floor	1,380	128.23
Mezzanine Section 1	297	27.61
Mezzanine Section 2	716	66.49

The site extends to approx. 0.0808 acres (0.0327 ha) providing moderate site coverage.

PRICE

£170,000 (One hundred and seventy thousand pounds)
(Exclusive)



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TENURE

The property is offered for sale freehold with vacant possession

SERVICES

(Not tested at the time of our inspection).

Mains water, electricity(including three phase) and drainage are understood to be connected to the property

PLANNING

The property is understood to benefit from planning consent for Use Class D2(leisure) of The Town and Planning Use Classes Order 1987.

The property would lend itself to a variety of alternative commercial, leisure and residential uses subject to statutory consents

RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value: £5,700
Rates Payable: £2,736

Prospective tenants should make their own enquiries to the Local Authority.

EPC

To order

LEGAL COSTS

Each party is to be responsible for their own legal costs

LOCAL AUTHORITY

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

FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. It is understood that the property is not elected for VAT. All figures in these particulars are quoted exclusive of VAT.

Viewing via the sole agents:

01743 450700

Huw Bevan
E: huwb@hallsgb.com

James Evans
E: james.evans@hallsgb.com



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