# FOR SALE1 Oak Street, Oswestry, SY11 1LJ



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

# **FOR SALE**

#### 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 amenties.

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

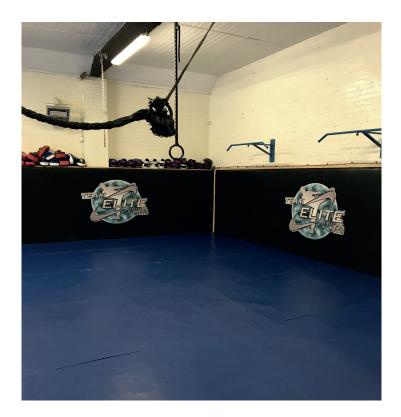
(All measurements are approximate only)

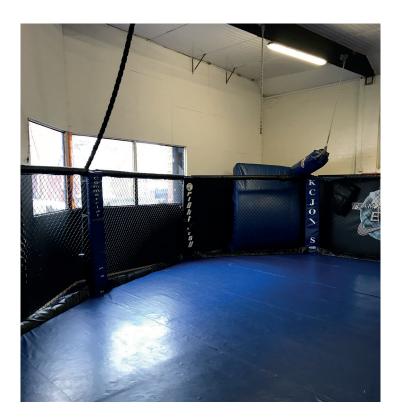
	sq ft	sq m
Ground floor	1,380	128.23
Mezzanine Section 1	297	27.61
Mezzanine Section 2	716	66.49

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)







## **FOR SALE**

### 1 Oak Street, Oswestry, SY11 1LJ



#### 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

enquiries in this regard, iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property, ii) The images show only certain parts and aspects of the property at the time they were taken/ created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. JAny reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should heck their proposed use with the relevant Planning Authority.





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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that i). These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation offact or that the property or its services are in good condition. Ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own



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