

# FOR SALE

1 LEG STREET, OSWESTRY,  
SHROPSHIRE, SY11 2NL

Halls<sup>1845</sup>

COMMERCIAL



## PROFITABLE BUTCHERS BUSINESS AND FREEHOLD COMMERCIAL/RESIDENTIAL PREMISES

- Residential flat let on AST producing £5,400 per annum
- Freehold property held Title Number SL160770
- Benefitting from strong year-round trade

Price: Offers in the region of £250,000 (Exclusive)

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## LOCATION

Oswestry is a popular market town in north Shropshire serving a far reaching local community. The location benefits from a public car park to the rear.

The premises occupies a prominent corner position on Leg Street, between the town's prime retailing pitches of Cross Street and English Walls and Sainsburys supermarket.

## DESCRIPTION

The property offers a prominent mixed commercial and residential premises, benefiting from separate access to the commercial retail front at ground and basement level and similarly the 2 bedroom flat at first and second floor level.

At ground floor the property offers a retail front with large glazed frontage onto Leg Street, to the rear various ancillary accommodation including stock rooms and walk in freezers/ fridges provide a Gross Internal Area of 80.8 m sq (870 sq ft).

At first and second floor level there is an independently accessed duplex, 2 bedroom flat – currently let on an AST (assured short hold tenancy agreement) producing an income of £450 PCM / £5,400 per annum.

## BUSINESS

The shop has been a Butchers shop since 1912 run by the same family until 1980 when it was purchased by Eric Roberts and has for 39 years been owned and run by Eric and his sons and is now being sold due Eric's retirement.

The business benefits from an enviable year-round trade and repeat custom due to the current proprietors excellent local reputation for fresh produce and quality meats.

Any new proprietor would benefit from all existing trade fixtures and fittings, with the opportunity offering an "oven ready" business.

Management information and trading accounts can be made available to seriously interested parties after signing and NDA (non-disclosure agreement).

## SERVICES

(Not tested at the time of our inspection.)

We understand that mains water, electricity and drainage are connected to the property (subject to any normal connection charges).

## ACCOMMODATION

(All measurements are approximate)

SHOP	m sq	sq ft
<b>Ground Floor</b>		
Retail floor	29.1	313
External fridge	8.8	95
Store:	5.1	55
Prep kitchen 1	14.5	156
Prep kitchen 2	23.3	250

## RESIDENTIAL ACCOMMODATION

<b>First Floor</b>		
Sitting room	21.4	230
Kitchen	9.4	101

<b>Second Floor</b>		
Bedroom	13.2	142
Bedroom	12	129
Bathroom	5.6	60

<b>Total Commercial:</b>	<b>80.8</b>	<b>870</b>
<b>Total Residential:</b>	<b>61.6</b>	<b>663</b>
<b>TOTAL GIA:</b>	<b>142.4</b>	<b>1,533</b>

## RATEABLE VALUE

Prospective tenants should rely on their own enquiries.

Rateable value 2019/20: £3,885

Rates payable 2019/20: £1,908

However, the premises benefit from small business relief.

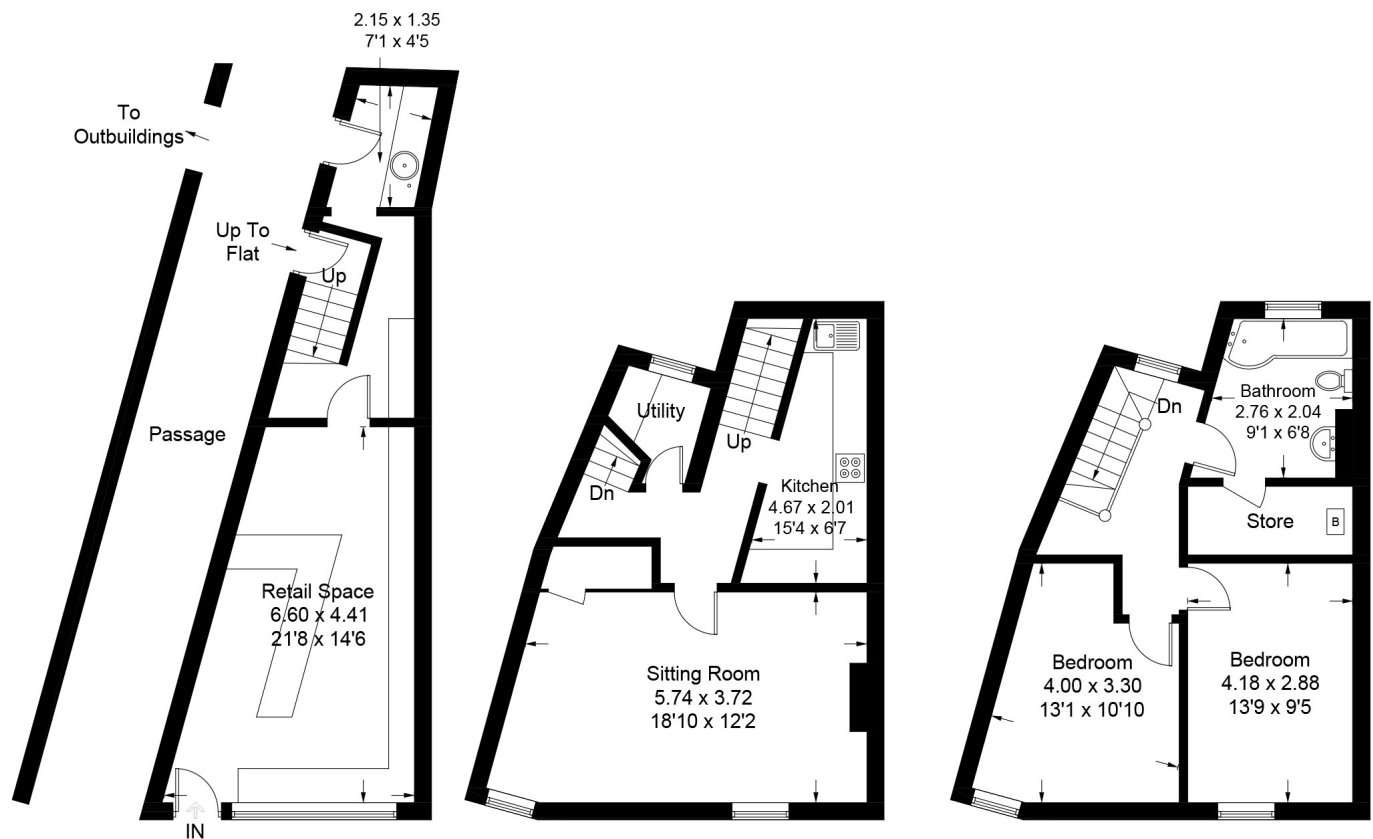
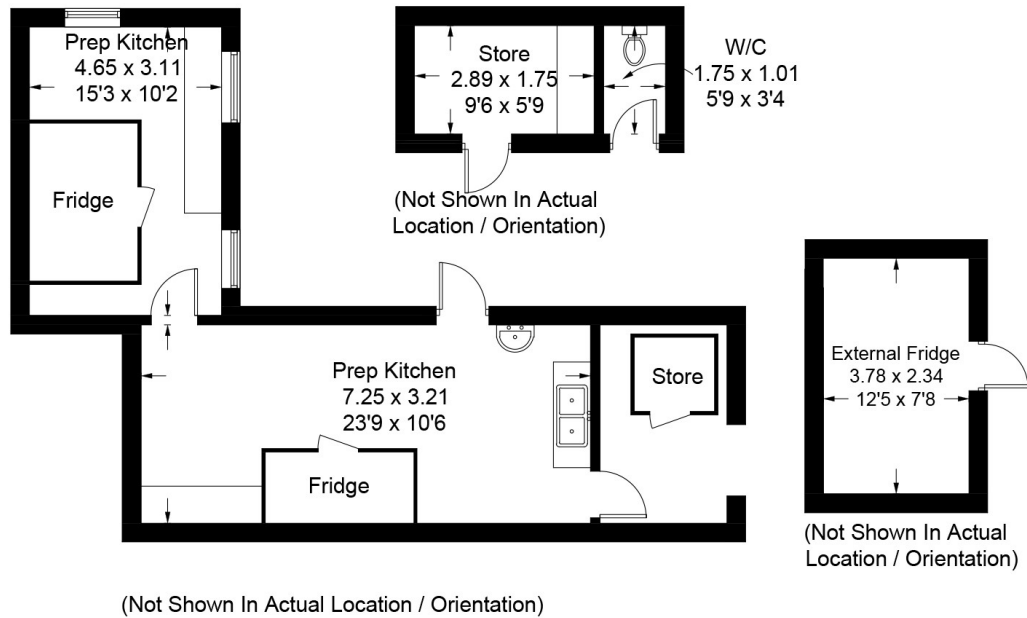




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## 1 Leg Street



Ground Floor

First Floor

Second Floor

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### TENURE

The premises is suitable Freehold subject to the existing residential tenancy, or with vacant possession (subject to 3 months notice), title number SL160770.

### 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.

### PLANNING

Prospective tenants should make their own enquiries.

The property benefits from planning consent for use class A1 (Retail) the Town and County Use Classes Order 1987 for its current use as a butchers shop and C3 (Residential) to the upper floors.

The property would lend itself to a variety of uses, subject to statutory consents.

### PRICE

Offers in the region of £250,000 (Two hundred and fifty thousand pounds).



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**James Evans**  
07792 222 028  
E: james.evans@hallsgb.com

**Huw Bevan**  
07795 486 267  
E: huwb@hallsgb.com

**Sarah Davies**  
E: sarahd@hallsgb.com

**Lucy Wilde**  
E: lucyw@hallsgb.com

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