



FOR SALE

59 WILLOW STREET, OSWESTRY, SHROPSHIRE. SY11 1AQ

- Attractive and prominent, Grade II Listed town centre period building.
- Ideal for rental investment/part owner occupation as offices on ground/cellar floors.
- **VIEWING VIA JOINT AGENTS:
Celt Rowlands & Co - 01691 659659
Halls – 01691 670320**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Oswestry, Shropshire's third largest town with a former Borough population of approximately 33,000 and town population of approximately 17,500, has a wealth of character and facilities to offer. A strong and friendly community, the town has an excellent range of food stores, operating banks, good range of national retailers as well as a wealth of specialist shops of good quality. The surrounding countryside also has much to offer, being on the Welsh Marches, there is the famous Old Oswestry Hill Fort and many other nearby attractions, too numerous to mention.

DESCRIPTION

Ground Floor - Office Area

The office space is divided into a number of separate office rooms, 62.27 m.sq. / 670 sq.ft., and storage areas to include the Cellar of 29.88 m.sq. / 322 sq.ft. In all giving 92.15 m.sq. / 992 sq.ft. of net internal office and storage space.

In addition there are toilet and kitchen facilities not included within this floor area.



Potentially, subject to consents, all of this area could be converted into **potentially 2No., 1 bedroom apartments.**

UPPER FLOOR – APARTMENTS

APARTMENT ONE

Accessed via the communal entrance stairs.

Kitchen with range of fitted base and wall units, work surfaces, complementary tiling, single stainless steel sink unit, mixer tap, fitted electric oven and hob, extractor, uPVC window to side.

Living Room TV point, window, electric heater.

Bedroom One uPVC window, electric heater.

Bedroom Two uPVC window, electric heater.

Bathroom three piece suite, complimentary tiling and uPVC window.

APARTMENT TWO

Accessed via the communal staircase.

Lounge/Bedroom window, TV point, electric heater.

Kitchen with range of fitted base and wall units work surfaces, complementary tiling, single stainless steel sink unit with mixer tap, fitted electric oven and hob, extractor fan.

Bathroom three piece suite, complimentary tiling and uPVC window.

APARTMENT THREE

Accessed via the communal staircase.

Lounge window, TV point, electric heater.

Kitchen with range of fitted base and wall units work surfaces, complementary tiling, single stainless steel sink unit with mixer tap, fitted electric oven and hob, extractor fan.

Bedroom One with uPVC window, electric heater.

Bathroom with three piece suite, complimentary tiling, window.

Bedroom Two uPVC window and electric heater.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



POTENTIAL RENTAL INCOME

The selling agents will be happy to discuss the potential rental income with prospective purchasers. Please enquire further.

EPC

Rating 'E'.



ASKING PRICE

A price in the region of £200,000 is asked for the freehold interest, subject to the current tenancies and the ground floor office/storage space vacant.

PLANNING

This building has potential for alternative uses on the ground floor, subject to the obtaining of consents and interested parties should contact Shropshire Council. Please also note that the property is Grade II Listed.

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