



FOR SALE

16B, BAILEY STREET, OSWESTRY, SHROPSHIRE. SY11 1PU

- Retail warehouse of approximately 1,217 sq.ft./113.10 m.sq. plus small mezzanine area, just set back off the prime retailing pitch in Bailey Street. Nearby multiples include Home Bargains, W H Smith, Superdrug, Costa and The Works.
- Potential, subject to permission for alternative uses for this rarely available freehold.
- **VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com**

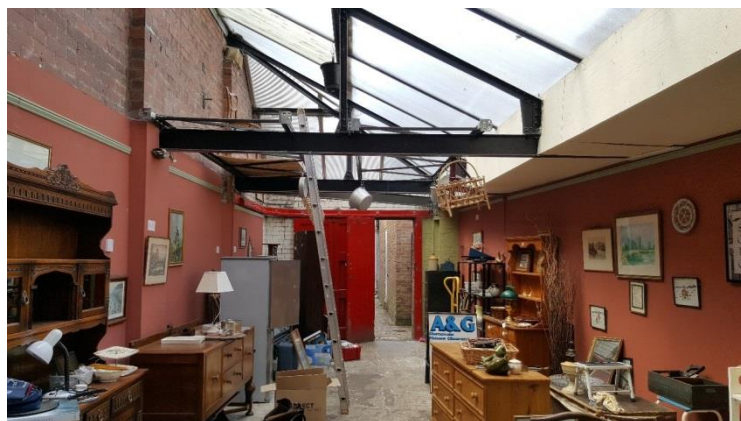
LOCATION

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.

These premises are centrally situated just off the main prime retailing pitch in Bailey Street, adjoining a number of multiple and national retailers. The premises are built of brick and with a double pitched steel framed structure and roof with roof lights giving good natural lighting.

DESCRIPTION

The premises offer the opportunity to continue as a retail warehouse which has been the use we understand for many decades, or for buyers to consider alternatives such as café/restaurant, offices, possibly residential or other uses suitable for a town centre. Please see the attached OS plan and note that the premises are 1,217 sq.ft./113.10 m.sq. approximately, and that there is a small mezzanine area with a first floor wc.



Services

It is envisaged that interested parties will seek to upgrade the services currently available at the premises if they are to seek alternative uses.

FREEHOLD ASKING PRICE

A price in the region of £59,000 is asked.

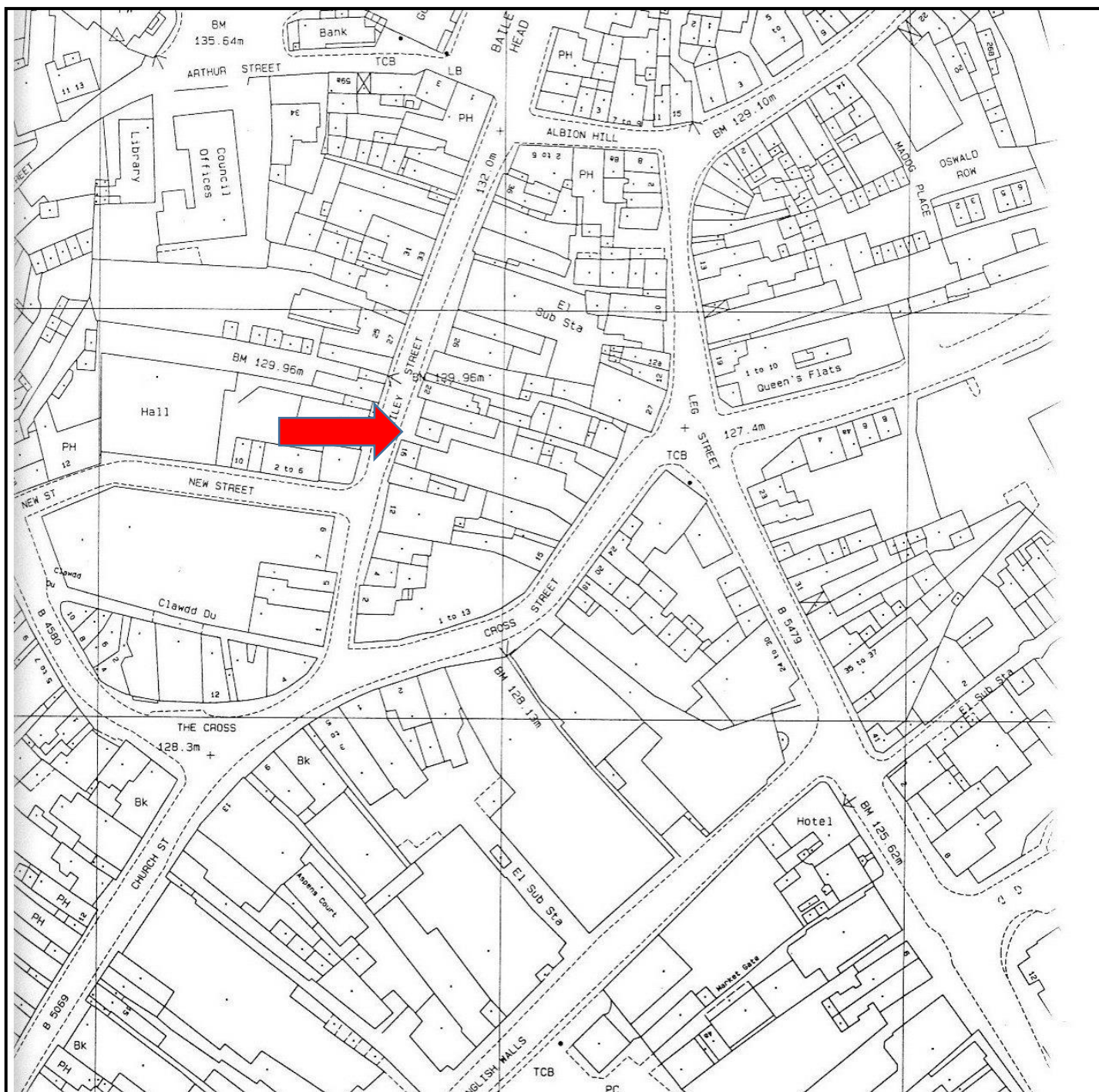
BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2018 is £5,800. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789002) to establish the current rates payable, as we believe concessions may apply.

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

EPC

An EPC has been commissioned and will be available shortly.



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