



**FOR SALE/TO LET – FORMER PUBLIC HOUSE
/RETAIL PREMISES**

**THE BLACK GATE (formerly public House), 7 SALOP
ROAD, OSWESTRY, SHROPSHIRE. SY11 2NR**

- Freehold within the town centre, with current tenant departing 20/05/2026, with their business continuing elsewhere.
- Property comprises approx. 1885 sq.ft. gross/1537 net internal sq.ft on the ground floor, and on the first floor there is a two bedroom Apartment, accessed internally, currently used for commercial purposes. Two car parking spaces.
- **VIEWING:** Celt Rowlands & Co. 01691 659659.

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. The town is extremely well located on the A5, linking motorways at Shrewsbury and Wrexham/Chester.

There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Peacocks, Prezzo, Home Bargains, Costa, Greggs and others, together with operating banks.

The subject premises are situated on one of the main arterial roads, that of Salop Road, between the Sainsburys supermarket and the main town centre car park and retail area. As shown on the attached plan.

DESCRIPTION

A half timbered Grade II listed building, with pitched slated roof, together with a flat single story extension at the rear.



The accommodation is full of character, with many original period features evident.

The accommodation comprises:-

Ground Floor

Two main customer seating areas, Ladies and Gents WCs, rear areas now given over to bakery and commercial storage.

Total Net Internal Area Approximately

142.75 m.sq. / 1537 sq.ft.

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



First Floor

Currently used for commercial purposes, to include a private customer dining room, commercial storage and office area. This floor comprises in effect a two bedroom apartment with sitting room, kitchen, shower room with WC and walk in cupboard.

Total Net Internal Floor Area Approximately

58.49 m.sq. / 630 sq.ft.

Land/External Areas

The freehold and includes a pleasant front forecourt used for customer seating and at the rear there is a further area of limited yardage and two car parking spaces.



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TENANCY AND TENURE

The premises are let to include the main building, being:- ground and first floor, front forecourt and rear yard, and with the tenant having the use of the two car parking spaces. The tenant is Niche Patisserie Ltd..

The premises are let to Niche Patisserie Ltd., who we understand are relocating. The lease is for a term of 10 years from the 21st of May 2021, at a current rent of £19,198 p.a., plus RPI, plus VAT. 3 Yearly rent reviews linked to RPI, with the tenant responsible to maintain the premises in good and tenable condition. There is a tenant's option to terminate at the 5th year on the giving of 6 months' notice, which has been served.

The freehold includes the obvious areas granted for the use of the tenant, but with an obligation also for joint maintenance of communal access vehicular driveway off English Walls.

For interested parties, Title and lease documentation can be provided.

SERVICES

It is understood that the premises are connected to all mains services, being gas, water, 3 Phase electricity and drainage.

PRICING

For the freehold interest, subject to the existing tenancy, a price of £280,000 region is asked. As to leasing, interested parties should contact the agents to discuss rent and other terms.

VAT

The property is elected for VAT.

BUSINESS RATES

The building has a new draft 2026 rateable value, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003.

EPC RATING

Rating 'D'.

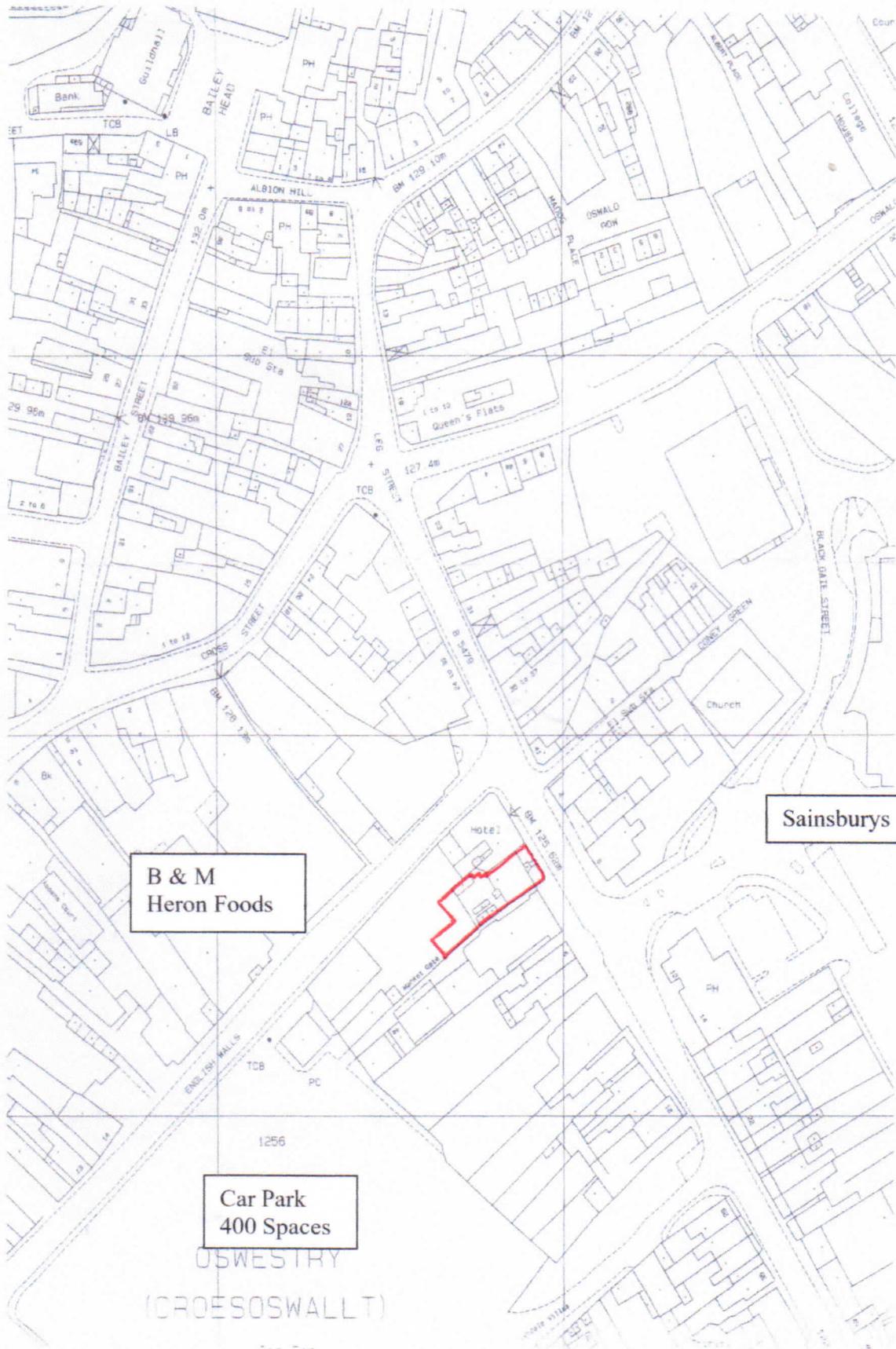
VIEWING STRICTLY VIA THE AGENTS - 01691 659659 or oswestry@celtrowlands.com

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Red line boundary shows area for sale, and yellow shaded area denotes communal accessway shared with adjoining Former Smithfield Hotel and another ownership on English Walls.

THE BLACK GATE, SALOP ROAD, OSWESTRY



B & M
Heron Foods

Sainsburys

Car Park
400 Spaces

OSWESTRY
(GROESOSWALLT)