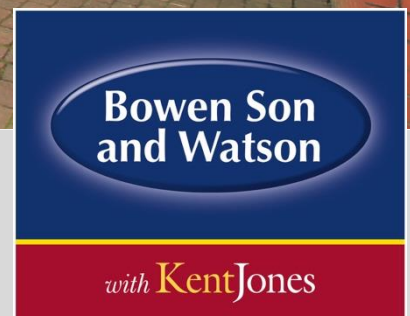




**Central Hall, Coney Green, Oswestry,
Shropshire, SY11 2JL
Annual Rental Of £12,000**



A rare opportunity to purchase a substantial commercial property situated close to Oswestry town centre. The property extends to 341 sq m (3670 sq ft) or thereabouts and offers a host of potential future uses (subject to any necessary planning consents). The property has been well maintained throughout and offers flexible accommodation to both the ground and first floors. The property also benefits from gas fired heating and parking to the front for at least 4 vehicles.



Central Hall, Coney Green, Oswestry, Shropshire, SY11 2JL

- Substantial freehold commercial premises.
- Central location within the town.
- Extends to 341 sq m (3670 sq ft) or thereabouts.
- Off road parking for up to 4 vehicles.
- Gas fired central heating.
- EPC Rating - Band 'D' (81).

Location

The property is situated close to the bustling centre of the busy market town of Oswestry. The town itself has a growing population of around 17,000 and also serves a much wider rural area extending over the Welsh border. The town centre has a host of well known shops as well as an excellent selection of independent retailers, cafes, restaurants and public houses.

Easy access onto the A5 & A483 provide direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester as well as the motorway network beyond. The town has an excellent bus service whilst the nearby train station at Gobowen offers direct services to Birmingham and Chester.

Accommodation

The property benefits from vehicular and pedestrian access off both Salop Road/Leg Street and Black Gate Street. The property has a brick

paved parking area to the fore with sliding metal doors providing additional security to the main shop front. A glazed timber entrance door with glazed side windows leads into:

Main Shop

45' 3" x 35' 6" (13.78m x 10.81m)

This space has previously been divided with partition walls but could easily be opened if required. There are ample power points throughout together with a wall mounted blow heater.

Office

Radiator, Alarm control panel & CCTV System, Electric Consumer units. Stairs off Main shop to:

First Floor Shop Area

43' 11" x 33' 4" (13.38m x 10.16m)

Worcester gas fired boiler and radiators.

First Floor Office

Radiator. Door off Main ground floor shop space to:

Kitchen

20' 2" x 14' 0" (6.15m x 4.26m)

Fitted kitchen units with sink and drainer and radiator. Stairs to:

First Floor Landing

With storage cupboard. Doors into:

Office 1

9' 7" x 8' 9" (2.93m x 2.66m)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Office 2

9' 5" x 7' 7" (2.87m x 2.3m)

Velux roof window.

WC

6' 9" x 4' 8" (2.05m x 1.43m)

Low level flush WC, pedestal wash hand basin and radiator. Door Off Main ground floor Shop to:

Covered Yard

17' 1" x 15' 3" (5.2m x 4.66m)

Providing an ideal storage area.

Services

We are informed that the property is connected to mains electricity, water, gas and drainage.

Local Authority

Shropshire Council - Tel: 0345 678 9000

Business Rating

The current Rateable Value is £5,700.00 however Small Business Rate Relief is available to qualifying businesses.

Connected Persons

An employee of Bowen Son and Watson with Kent Jones is related to the vendor of the property.

Directions

From Oswestry town centre head to the junction of English Walls, Salop Road and Leg Street. At the min roundabout take the exit onto Coney Green (next to MDP Hardware) and the property will be found on the right identified by the Agent's board.



Knowledge | Expertise | Integrity

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Contact your local branch of **Bowen Son and Watson with Kent Jones** today!

**Bowen Son
and Watson**

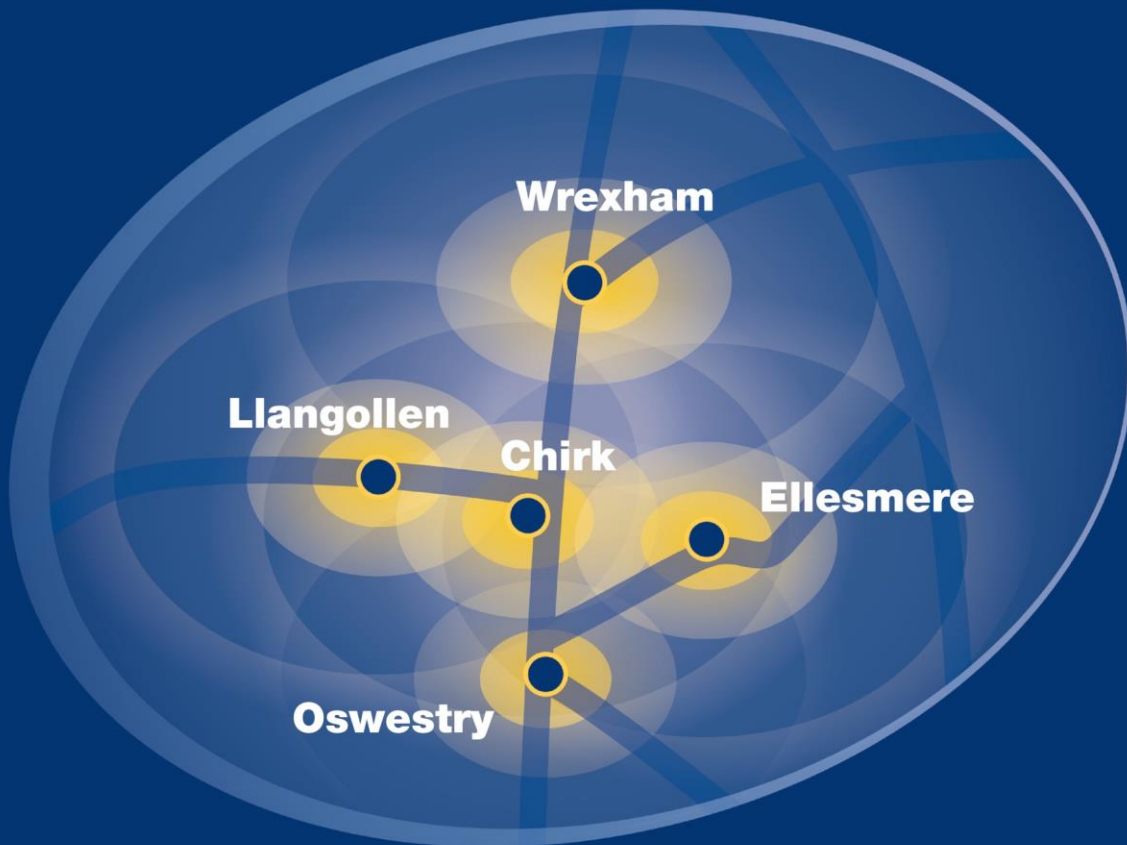
with **Kent Jones**

Knowledge | Expertise | Integrity

Bowen Son and Watson with Kent Jones - Oswestry Office
Tel: 01691 652367

35 Bailey Street Oswestry Shropshire SY11 1PX
oswestry@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk

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