



FOR SALE

CONVENIENCE STORE, OSWESTRY. SY11 1LS

- Long established corner shop, neighbourhood convenience store with loyal custom.
- Expansion potential above already attractive turnover.
- Comprising ground floor sales and storage with first floor owner's apartment.
- Confidentially available, with viewers asked to be discreet. VIEWING STRICTLY VIA Celt Rowlands & Co. 01691 659659.

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. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Prezzo, Home Bargains, Costa, Greggs and many more. The town has a number of industries, and in general the town is expanding with more housing and businesses.

These premises are situated within walking distance of the town centre, in a long established popular neighbourhood, on the corner of York Street and Alexandria Road.

THE BUSINESS

Established by the family in its second generation of ownership, this business has an extremely loyal customer following, not just from its own neighbourhood, but from the entirety of the town and beyond. Current turnover to the year end 2023 is approximately, £14,500 per week, from the following general lines of sales.

- Ful range of groceries, news and magazines, with deliveries undertaken of both groceries and newspapers
- Sales of fresh bread and savoury items, baked daily, and sourced locally
- Chilled and frozen foods
- Tobacco, beers, wines and spirits
- Confectionery and ice creams
- Hot takeaway drinks
- Toiletries and household items
- Stationery, cards, wrapping paper and small range of hardware
- Full lottery and Paypoint

Hours of Trading

Monday – Friday: 6.30am to 6.00pm

Saturday: 7.00am to 6.00pm

Sunday: 7.30am to 12.30pm

Areas of Expansion

This could include:-

- Reconfiguration of ancillary accommodation into sales
- Variation of stock lines/increased deliveries
- Varied opening hours
- Establishing a Post Office to satisfy in particular large numbers of elderly customers

For positively interested parties, accounting and other important information will be provided.

THE PREMISES

Ground and first floor premises of traditional construction, with the following accommodation.

Ground Floor – Commercial Sales

Return glazed frontage corner entrance.

Front Internal width 4.65m

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Current Shop Depth	13.5m
Built Depth (Sales and Ancillary)	21.34m

Solid terrazzo flooring, strip lighting, LED lighting throughout entire ground (and first floor) fitted with a range of trade fixtures including shelving, counter with till, central gondola, fridge and freezer cabinets, ice cream fridge etc.

Total Sales Approximately

64.10 m.sq. / 690 sq.ft.



Rear Ancillary to include WC, wash basin, access to corridor, side access.

Main Stock Room with single drainer sink unit, fitted kitchen work tops, cupboards, oven, hob and extractor, various shelving units and cabinets in situ.

Total floor area

31.69 m.sq. / 341 sq.ft.

Total approx. Gross Internal Floor Area of Entire Space

95.79 m.sq. / 1031 sq.ft.

First Floor Apartment

Access from the ground floor sales area, and comprising:-

Kitchen/Small Diner (2.84m x 3.0m) single drainer sink unit, electric oven and hob, extractor hood, work surfaces, cupboards and drawers.

Hallway with inbuilt storage cupboard.

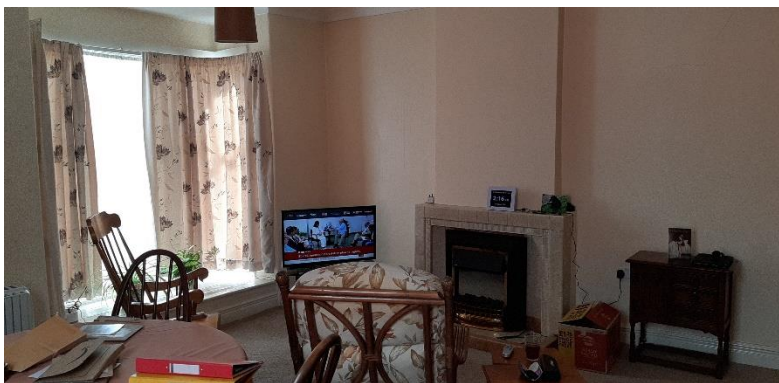
Bedroom One (2.80m x 3.70m)

Bedroom Two (1.83m x 2.75m)

Sitting Room (4.71m x 4.76m) plus bay window, fireplace with electric log effect fire

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Bathroom with WC, wash, basin, panelled bath.



Externally there is a rear open courtyard area to accommodate bins. The neighbouring property has a right of way to access the garden.



FREEHOLD PRICE

A price to include goodwill, fixtures and fittings and the entire premises, ground and first floor with rear yard is asked at region £395,000. Stock will be at valuation.

VAT - The property is not elected for VAT.

BUSINESS RATES

The building has a rateable value of £3,650, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

The apartment is believed to be in Council Tax Band A.

EPC RATING

Apartment: Rating 'D'
Retail: To be assessed

CONFIDENTIALLY AVAILABLE - VIEWING STRICTLY VIA the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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