



**FOR SALE FREEHOLD – RETAIL / INDUSTRIAL /
REDEVELOPMENT**

SITE WITH BUILDINGS

CENTRAL CAR PARK. OSWESTRY, SHROPSHIRE. SY11 2ET

- On Instructions of the well-known, and longstanding Oswestry company – Derwas of Oswestry.
- Highly prominent town centre position, on the approx. 400 space shoppers' car park, and with vehicular access from the rear and front pedestrian access.
- Large range of potential uses, all subject to permissions, such as retail, trade counter, industrial, residential and others.
- Site approx. 0.13 acre, buildings approx. 2,531 sq.ft. gross internal area.
- 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. 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 premises have a commanding position at the main vehicular entrance off Salop Road to the central car park (approx. 400 spaces), with pedestrian access into the site, and with rear vehicular access over a perpetual right of way off Roft Street.

DESCRIPTION

A site last used for retailing of hardware and associated items, as shown on the attached OS plan, of approximately 0.13 acre, with pedestrian access, and vehicular access by way of a perpetual right of way over a driveway off Roft Street at the rear. Existing buildings on the site are a range of constructions, with the main building having a pitched roof, being both traditional brick and a later steel portal frame construction with useful service door. Other buildings are generally of brick construction, and have the potential for separate occupation or can be used as part of the overall site.

The accommodation is as follows:-

Main Retail Building

| | |
|---|----------------------------|
| Ground Floor to include Sales Area and Rear Stores | 127.87 m.sq. / 1377 sq.ft. |
| First Floor Store | 31.32 m.sq. / 337 sq.ft. |

Office and **Storage** comprising of **Two Main Storage Rooms** with **WC** and **Kitchen Area**

59.48 m.sq. / 640 sq.ft.

Separate Small Building overlooking shoppers' car park

16.48 m.sq. / 177 sq.ft.

Total Gross Internal Floor Area of All Space Approx.

235.15 m.sq. / 2531 sq.ft.



Externally/Car Parking and Yardage

As stated, the entire site area to include the building footprints amounts to approximately 0.13 acre, and there is then a perpetual right of way over a shared lane allowing vehicular and pedestrian access onto Roft Street. Pedestrians also currently have a gated entrance off the pavement adjoining the shoppers' car park (annual licence £25 p.a. fee from Oswestry Town Council). The open yardage allows for parking of a reasonable number of vehicles, or could be used for alternative purposes.

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There is a perpetual right of way marked blue/green on the plan, to Roft Street.



PLANNING AND ALTERNATIVE USES

This range of buildings has been used for a number of decades now for the business of Derwas of Oswestry, which was a well known and liked general hardware and semi building supplies retailer to both the public and trade.

There is a wide range of alternative potential uses for this site to include trade counter, industrial, residential, offices and many other uses, all subject to obtaining necessary planning and other statutory permissions.

TERMS OF OFFER

A price for the freehold interest with vacant possession, on application.

VAT

We await confirmation as to whether the property is elected for VAT.

BUSINESS RATES

Current Ratable Value assessment awaited but interested parties should also speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable.

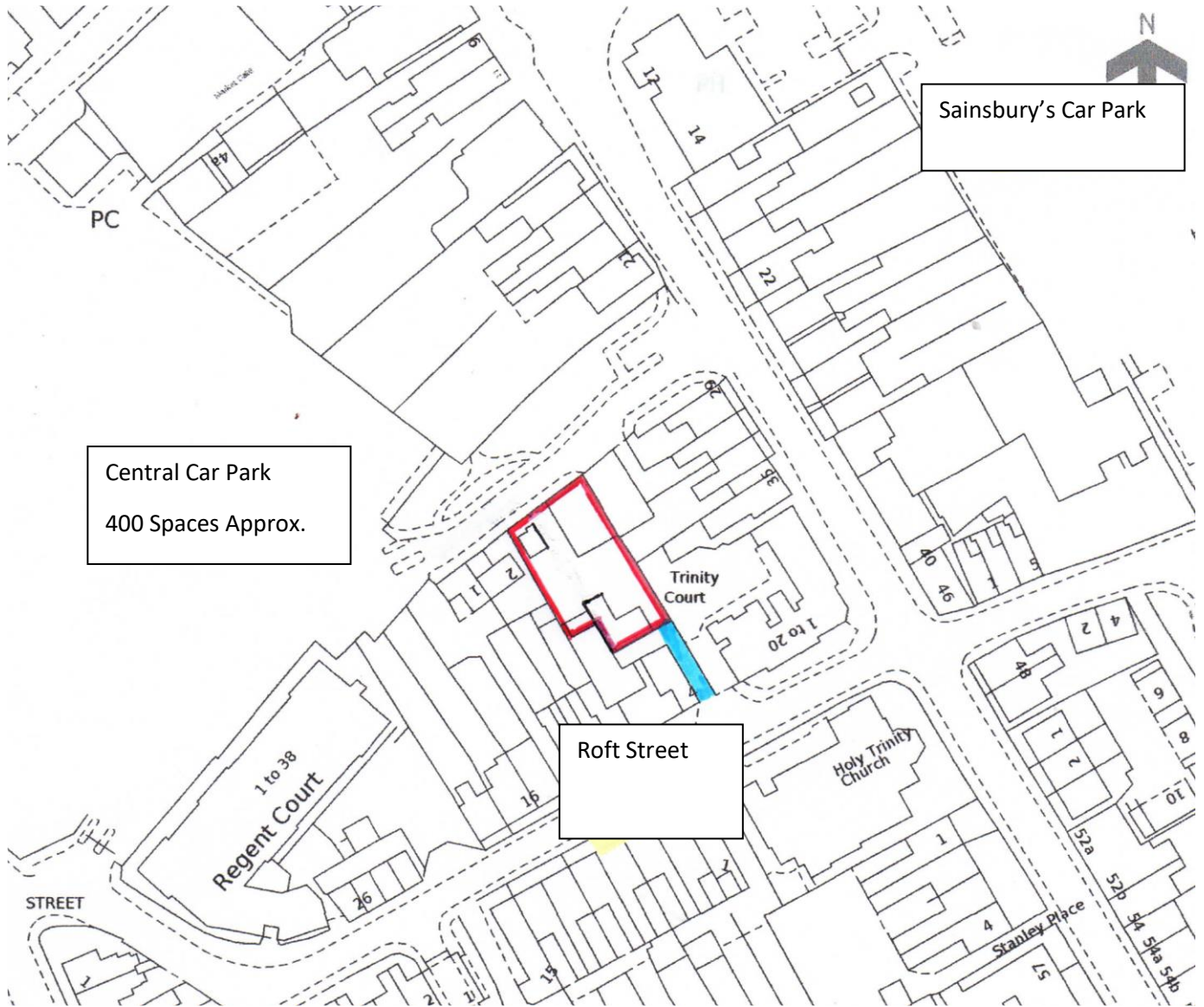
EPC RATING

An EPC has been commissioned, and will be available shortly.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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