



## FOR SALE

**10 AND 10A LEG STREET, OSWESTRY. SY11 2NL**

- Central retailing location, surrounded by a number of other retail and commercial businesses.
- Let shop and vacant first floor apartment. To produce likely total income of region £16,400 p.a., and gross yield of 8.41% on asking price.
- 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.

This location is extremely central, being on the one way traffic thoroughfare of Leg Street, and close to a number of local businesses to include restaurants, public houses and other independent retailers. The main pedestrianised area is only a short walk away, with many national retailers such as Home Bargains, Sports Direct, Superdrug, Shoe Zone, Poundland, WH Smith, Boots, Peacocks and many others.

## DESCRIPTION

Building with lock up premises at ground with rear access, and independent first floor apartment which is accessed from the front, but again with rear access for bin storage.

### 10 Leg Street – Ground Floor Shop

Shop front with plate glass, and internal width of	14'10" / 4.53m
Sales Depth of	34'11" / 10.65m
WC with wash basin	-
Ground Floor Sales Inc. Rear Stock Room	604 sq.ft.
Rear External Entrance	

### 10a Leg Street – First Floor Apartment

Entrance door leading to the Entrance Hall, with stairs to the First Floor leading to the Sitting Room, Kitchen, Two Bedrooms and Bathroom.



### Ground Floor Shop Tenancy

Let to Mr William Evans from 27<sup>th</sup> November 2023, on a 3 year internal repairing and insuring lease, at a current rent of £8,000 p.a.

### First Floor Apartment

The apartment is currently vacant, but we believe could be re-let at an approximate rent of £700 pcm, subject to, we feel, minimal items of redecoration and improvement.

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

## TERMS OF OFFER

Whilst interested parties need to make their own judgement as to future rentals by carrying out their own due diligence, our estimation is:-

Shop Rent:	£ 8,000
Possible Apartment Rent:	£ 8,400
Total Possible Rent:	£16,400 p.a.

A price of £195,000 region is asked, subject to the tenancy on the ground floor, then this produces a gross yield of 8.41%.

## BUSINESS RATES

The ground floor shop has a rateable value of £6,800, 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.

First Floor Apartment – Council Tac Band A

## EPC RATING

Ground Floor Shop – An EPC has been commissioned.  
First Floor Apartment – E

## VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

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