



## FOR SALE

### 13-17 OSWALD ROAD, OSWESTRY. SY11 1RB

- Two mixed use buildings with interlinking residential upper floors, and with ground floor commercial/office uses, together with cellar which has been actively used in the past. Parking and gardens. Total building GIA approx. 647.6 m.sq./6971 sq.ft.
- Just off town centre position, between main shops in the town centre and The Range, in a mixed, primarily commercial area.
- Physical potential for a variety of uses, and has been most recently used as a residence for two families, with commercial lettings on the ground floor, subject to planning and statutory permissions.
- 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, Prezzo, Home Bargains, Costa, Greggs.

These premises are situated just on the edge of the town centre, virtually opposite the main railway station, which is currently under refurbishment, and which whilst not currently connected to the nearby Gobowen mainline station for passengers, it does operate as a Heritage Railway, with parking opposite and Museum, and may at some stage in the future be reconnected to the main line service, subject to final decision and construction of the line.

## DESCRIPTION

A traditionally constructed building with many period features, externally and internally, and providing the following accommodation. NIA means Net Internal Area, and GIA means Gross Internal Area.

All floor areas need to be checked by interested parties if size matters to them.

### No.13 OSWALD ROAD

**Cellar**, accessed at the front-side externally, and internally. This space has been used in the past for commercial purposes, including a jazz club.

Approx. NIA 68.0 m.sq. GIA 75.0 m.sq.

**Ground Floor** with three former office and storerooms, plus WC.

Approx. NIA 58.17 m.sq. GIA 83.0 m.sq.

**First Floor** with staircase serving all floors, and on the first floor there are two good sized rooms.

Approx. NIA 39.45 m.sq. GIA 49.70 m.sq.

Link through to adjoining No.17 Oswald Road.

**Second Floor** with front large room, fully fitted kitchen/diner and fitted bathroom.

Approx. NIA 39.65 m.sq. GIA 49.8 m.sq.

**Third Floor** with two good sized bedrooms, and link through to adjoining No.17 Oswald Road.

Approx. NIA 41.66 m.sq. GIA 49.8 m.sq.

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**Total Approx. NIA 246.93 m.sq. /2658 sq.ft. GIA 307.3 m.sq./3308 sq.ft.**

### No.17 OSWALD ROAD

**Ground Floor** with front commercial entrance to former bank premises used for many years as offices, clinic etc., with kitchen and WC.

Approx. NIA 42.22 m.sq. GIA 72.1 m.sq.

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

**Cellar**, accessed internally from the ground floor.

Approx. NIA 50.0 m.sq. GIA 56.0 m.sq.

**First Floor** with separate access from the front street, providing sizeable kitchen/living room, utility room, shower room with WC, wash basin and housing the gas boiler.

Rear staircase connecting with the ground floor, leading to the rear garden.

Approx. NIA 58.83 m.sq. GIA 73.2 m.sq.

**Second Floor** with substantial living area, double bedroom and substantial bathroom with jacuzzi bath, WC and wash basin.

Approx. NIA 56.49 m.sq. GIA 69.5 m.sq.

**Third Floor** with two good sized bedrooms, one with en-suite shower room with WC and wash basin. Landing area given over to office/work space

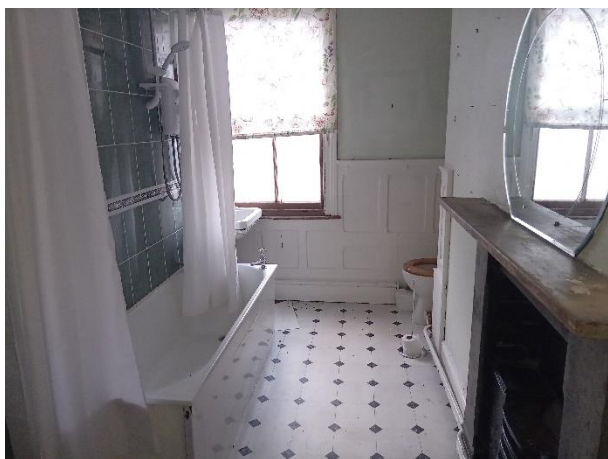
Approx. NIA 53.30 m.sq. GIA 69.5 m.sq.

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**Total Approx. NIA and GIA** 260.84 m.sq. / 2808 sq.ft. GIA 340.3 m.sq. / 3663 sq.ft.

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**Total for Both Buildings Approx. NIA and GIA** 507.77 m.sq. / 5466 sq.ft. GIA 647.6 m.sq. / 6971 sq.ft.



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**Externally** - Side tarmac area for approximately 5-6 vehicles, and rear walled/fenced garden, which may have potential, subject to permissions for expansion of the parking area if required. .



### **TERMS OF OFFER**

The freehold is offered with vacant possession of the entirety at a price in the region of £450,000.

**VAT** is not payable on the purchase price.

### **BUSINESS RATES AND COUNCIL TAX**

For the rateable value of the ground floor commercial element, interested parties should contact Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable.

No.13 Oswald Road – Council Tax Band B

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### **EPC RATING**

13-17 Oswald Road – Rating E (Commercial)

13 Oswald Road - £Rating F (Residential)

15 Oswald Road – D (Residential)

### **VIEWING**

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

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