



## FOR SALE – RETAIL AND RESIDENTIAL INVESTMENT 32-34 BEATRICE STREET, OSWESTRY. SY11 1QG

- Good secondary location amongst other businesses, near to Morrison's Fuel Station and a little further on, Aldi and The Range.
- Premises subject to recent upgrades, and we understand an overhaul of the roof, currently providing one shop (convertible into two), and two apartments, which offer an attractive yield of 9.6% gross, based on our market rents.
- VIEWING: 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, Peacocks, Prezzo, Home Bargains, Costa, Greggs and others, together with operating banks.

These premises are well located in a good secondary retailing part of the town, but close to other major occupiers such as The Range and Aldi.

## DESCRIPTION

The premises have been subject to, we understand, recent redecoration and overhaul of the roof, and with the premises providing ground floor retail (divisible into two).

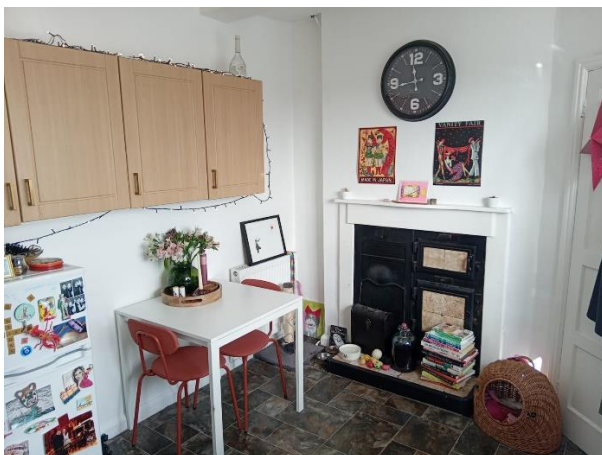
**The accommodation comprises:-**

### **32-34 Beatrice Street - Ground Floor Shop/Photography Studio**

Existing staircase, currently locked and unused between Shop Area 1 to upper floor Flat B. The shop currently operates under one tenancy, but could be divided into two, with some alterations/additions and subject to permissions.



### **34a Beatrice Street – Independent Apartment**



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First floor apartment with separate staircase from side, providing the following approximate accommodation:-

Sitting Room (4.37m x 2.87m)

Kitchen (3.58m c 3.03m) with single drainer sink unit, washing machine recess, cooker recess, range of storage cupboards with work surfaces.

Shower Room with electric shower, WC and wash basin.

Double Bedroom (3.31m x 4.88m)

Office/Single Bedroom (1.93m x 2.19m)

Hallway (2.3m x 1m) with two built in storage cupboards.

Oil fired central heating system and carpeting.

### 34b Beatrice Street – First Floor Apartment



Independent apartment with staircase from rear, leading to first and second floor. Approximate accommodation as follows:-

Sitting Room (4.98m x 3m)

Kitchen/Dining Room (4.34m x 3.8m) fitted with single drainer sink unit, recess for washing machine, fitted hob and oven, electric wall heater.

Bathroom with WC, wash basin, bath with shower.

Hallways with walk in cupboards.

Double Bedroom (2.93m x 3.33m)

Walk Thru Bedroom (3.45m x 4.15m) with storage area of 1.29m x 4.58m

Oil fired central heating and carpeting.

### RENT AND LEASE TERMS

Tenant	Accommodation	Lease Terms	Current Rent	Market Rent
32-34 Beatrice Street Independent Photographer with use as photography studio	Shop Area 1 44.38 m.sq. / 478 sq.ft.  Shop Area 2 40.28 m.sq. / 433 sq.ft.  Shops currently combined, with total NIA Approx. 84.66 m.sq. / 911 sq.ft.	IRI outside Sections 24-28 of 1954 Landlord and Tenant Act. 3 Years from 2/11/20. Tenant holding over	£4540 pcm / £5400 p.a. Granted as a concession	As a whole £600 pcm / £7200 p.a.  Shop Area 1 £375 pcm / £4,500 p.a. Shop Area 2 £333 pcm / £4,000 p.a.

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34a Beatrice Street	First floor apartment, double bedroom and office/bedroom	Simple agreement with relative of landlord who is due to relocate	£350 pcm / £4,200 p.a.	£550 pcm / £6,600 p.a.
34b Beatrice Street	First and second floor, two bedrooms, extremely spacious	AST 6 months from 9/12/22	£495 pcm / £5,940 p.a.	£650 pcm / £7,800 p.a.
			<b>£15,540 p.a.</b>	<b>£21,600 p.a.</b>

The above rents may be achievable following a full compliant conversion by the landlord. Interested parties need to arrive at their own opinions as to market rent. IRI = Internal Repairing Lease. AST – Assured Shorthold Tenancy. NIA = Net Internal Floor Area.

## TERMS OF OFFER

For the freehold interest, subject to the above tenancies, a price in the region of £225,000 is asked. Based upon our market rents, to include a single letting of the shop, producing a total rent of £21,600 p.a., this produces a gross yield of 9.6%. If the shop were divided into two, then following further alteration and expenditure, the level of rental should increase.

## VAT

We understand that the property is not elected for VAT.

## BUSINESS RATES

The building has the following rating assessments, which interested parties should confirm with Shropshire Council on 0345 6789003.

32-34 Beatrice Street	£ 2026 Assessment
34a Beatrice Street	Band A
34b Beatrice Street	Band A

## EPC RATING

32-34 Beatrice Street

34a Beatrice Street      Rating D

34b Beatrice Street      Rating E  
(Known as The Flat)

## VIEWING

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

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