



FOR SALE – SHOP INVESTMENT

7-9 ALBION HILL, OSWESTRY, SHROPSHIRE. SY11 1QA

- Prominent town centre premises with excellent display frontage, busy pedestrianised location. Let until 1st December 2022 to The Rural Charity of The Shropshire and West Midlands Agricultural Society, subject to current lease renewal, subject to contract.
- Ground floor sales of 1390 sq.ft./129.1 m.sq. First floor sales of 1,089 sq.ft. / 101.2 m.sq. and ancillary storage.
- **NEW PRICE: £149,000 REGION**
- VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com

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 is Shropshire's third largest town with a former borough population of around 36,000 and a catchment substantially higher. The premises are situated in a busy town centre pedestrianised position between Bailey Street and the Bailey Head (where Wednesday and Saturday's weekly markets take place) and Leg Street and Beatrice Street.

DESCRIPTION

Ground and first floor retail premises having the following accommodation.

Ground Floor Sales with double frontage, central staircase leading to upper floor sales area, currently including a small office area (11 m.sq. / 119 sq.ft.) , taken from retail space.

Net frontage 8.85 m / 29'

Built depth 21.70 m / 71'

Total Approx. Ground Sales Area 129.1 m.sq. / 1,390 sq.ft.

Ground Floor Storage accessed via current offices, storage with small kitchen facility, wc with wash basin off and side access to alleyway leading to the fore. Stairs to first floor.

First Floor Retail accessed via customer staircase from ground floor, largely open plan.

101.20 m.sq. / 1,089 sq.ft.

First Floor Storage is in three rooms at the rear with second staircase to rear ground storage.

26.10 m.sq. / 281 sq.ft.

RENT AND LEASE TERMS

We understand that the property is let to The Rural Charity of the Shropshire and West Midlands Agricultural Society, which is a co-operate venture with charitable status which other than operating a number of charity shops also runs the annual Shropshire County Agricultural Show in Shrewsbury (formerly the West Midlands Show). This tenant originally took a lease from the 25th December 2016, and are currently undergoing a lease renewal for another 3 year term from the 1st December 2019 at annual rising rents as follows:- £10,980, £11,520 and £12,000 for the third year being from the 1st of December 2021. The precise agreement can be obtained from the agents.

PRICING AND BACKGROUND

The vendors of this property have both traded from the premises in excess of 20 years ago and have retained it for investment purposes since during which time (the last 20 years approximately) it has very rarely been vacant and has constantly produced an attractive rental return. There is clearly potential subject to planning and other statutory consents being obtained for creation of apartments on the upper floor, and perhaps dividing the ground floor shop into two units, in the longer term.

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

A price for the freehold in the region of £149,000 is asked, and this represents a significant reduction from the original asking price.

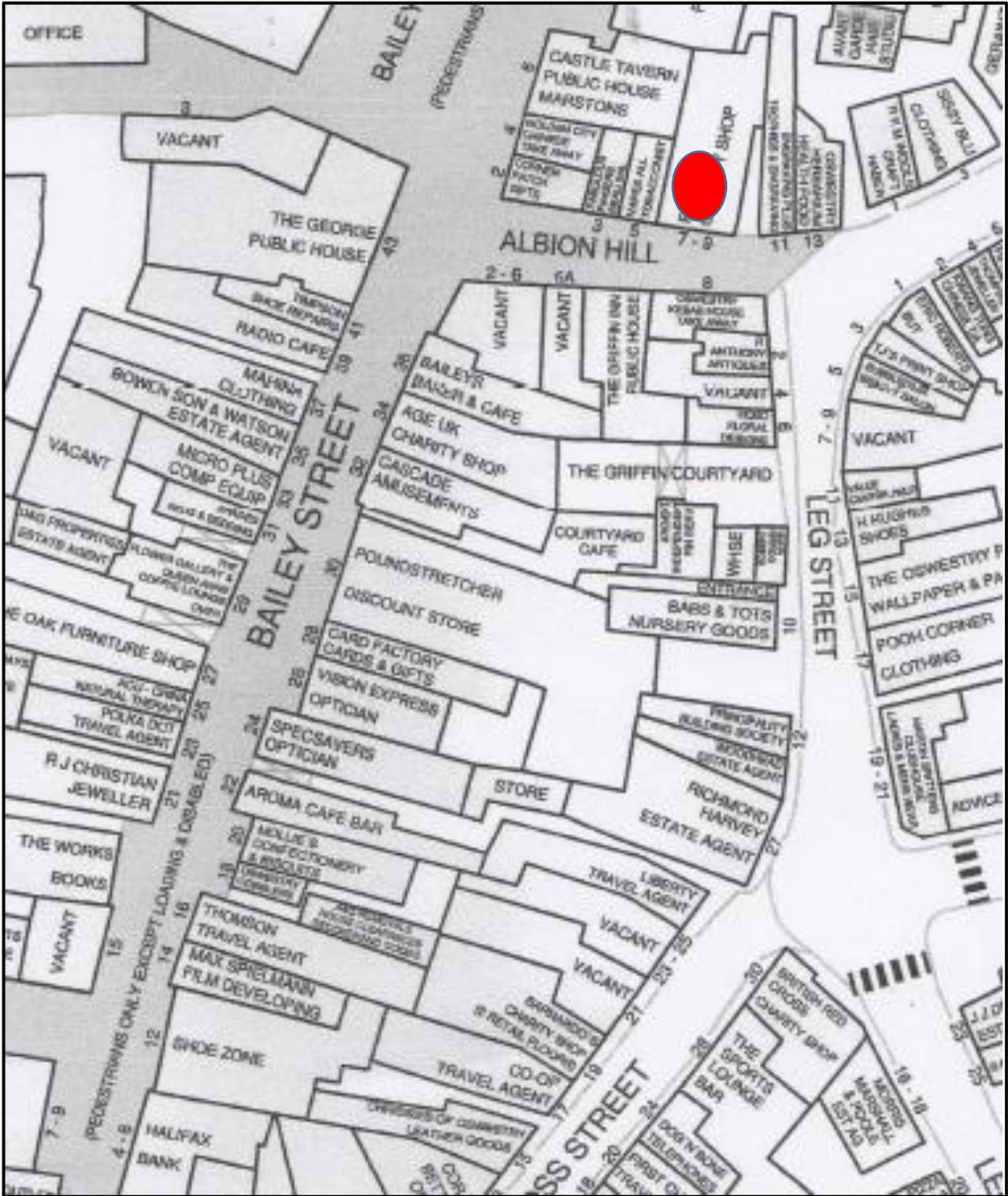
BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £14,750, and interested parties should confirm the rates payable applicable for their company direct with the Local Authority. .

EPC

Rating 'E'.

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