



FOR SALE

Vacant Ground and First Floor. Second and Third Floor Occupied

THE DON, ALBION HILL, OSWESTRY, SHROPSHIRE. SY11 1QA

- A highly prominent, centrally positioned Grade II Listed building.
- The building has been substantially refurbished by the vendor, to produce apartments on the upper floors which are currently being used as offices, all fully compliant and with little further conversion currently needed.
- Ground floor shop currently vacant. Suitable for part owner occupation and investors.
- 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. These premises are situated in a commanding position at The Bailey Head, surrounded by a range of retail and other commercial business, and at the site of the town's weekly outdoor market.

DESCRIPTION, TENANCIES AND RENTAL INCOME

A period building with solid brick walls, pitched slated roof, which was subject to scheme of works when purchased by the vendor in 2008/09. It is understood that the upper floors have been substantially refurbished and with improvements made, in full compliance with statutory regulations regarding letting for either offices or residential use. We understand that the staircase has been fire risk assessed and fire protected to comply with residential users.

Interested parties should obtain their own advice as to the extent of compliance prior to committing.



Services

The property is connected to mains water, gas, electricity and drainage.

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

Accommodation and Tenancy Schedule

| Address | Floor Area | Rent Passing and Potential | Comments |
|------------------|---|---|---|
| Cellar Ground | 370 sq.ft. NIA Disabled WC | | Vacant. However, prospective purchasers should note that the cellar, ground and first floors are currently let to a national Charity at a rent of £15,000 p.a., from 1st August 2020 on a 5 year FRI lease, subject to a 3 year (RPI linked) rent review. The tenant wishes to surrender, allowing vacant possession. |
| First Floor | 298 sq.ft. NIA inc. kitchen. WC | | See above statement – Cellar and Ground. |
| Second | 360 sq.ft. NIA inc. kitchen. WC with wash basin | £3,000 p.a. (If residential - £5,100 p.a. - 2) | Let to Custom Whisperer Ltd., from 1 st August 2020 to 31 st July 2021, on an internal repairing and insuring lease. |
| Third | 321 sq.ft. NIA inc. kitchen, WC, shower room with wash basin. | £3,000 p.a. (If residential - £4,800 p.a. - 2) | Let to a sole trader from December 2020 until December 2021 on an internal repairing and insuring lease. |
| | | | |

1. Our floor areas are measured on an approximate net internal area (NIA) basis which excludes essential access areas and WCs/showers.
2. The rentals on the residential basis are estimates of market rent. Interested parties should form their own judgements.

PRICING

For the freehold interest, subject to the tenancies in situ, a price of £265,000 is asked, which on rentals produce gross yields of 7.8% (current income) and 9.4% (possible income). If Livability were to discontinue their lease, then the rental yield from the first floor might increase if used for residential.

VAT

The building is not elected for VAT.

EPC RATINGS

EPCs have 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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