



FOR SALE FREEHOLD

31 LEG STREET, OSWESTRY, SHROPSHIRE. SY11 2NN

- Located between Sainsbury's, the town centre and the principal town centre shoppers' car park.
- Two attractive businesses are available
- Ground floor of 932 sq.ft. and first floor of 732 sq.ft.
- Potential for alternative uses on upper floors and rear land.
- Further adjoining block of apartments/cottages also available.
- 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.

These premises are located in a central, busy trading position in Leg Street, strategically sited to catch the regular pedestrian flow between Sainsbury's, its car parking, the main town centre car park on English Walls and the prime shopping in Cross Street. Please see the attached traders plan.

DESCRIPTION

The entire retail building, which is constructed traditionally and with a pitched roof and comprising approximately:-

Ground Floor

Front Sales Area with double fronted plate glass windows.

Front internal width of approx. 6.6m/21'6"

| | |
|----------------------|------------------------|
| Max. Shop depth | 16.8m / 55'3" |
| Sales | 77.2m.sq. / 831 sq.ft. |
| Rear Side Stock Area | 9.35m / 101 sq.ft. |

WC, Wash Basin & Separate Kitchenette

| | |
|---------------------------|---------------------------------|
| Total Ground Floor | 86.55 m.sq. / 932 sq.ft. |
|---------------------------|---------------------------------|

Commercial

From the front sales area, a wide open staircase with gallery effect leads to:-

First Floor

| | |
|-------------------|-------------------------|
| Sales inc. WC | 48.3 m.sq. / 520 sq.ft. |
| Stock/Office Area | 19.7 m.sq. / 212 sq.ft. |

| | |
|--------------------------|------------------------------|
| Total First Floor | 68 m.sq. / 732 sq.ft. |
|--------------------------|------------------------------|

Externally

Useful yardage at the rear with **Independent Building**.



Owner's Improvements and Potential of the Premises

These premises have been improved substantially in recent years with the premises offered in generally good decorative order and with the first floor in active use, recently for a piercing studio and holistic therapy purposes. We understand that the vendors have substantially overhauled the roof, replaced all

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rainwater goods, installed a fire alarm system and added central heating with a system of radiators. Interested parties must undertake their own enquiries in this regard.

There is the prospect, subject to obtaining planning and other statutory approvals of one or two independent flats being created on the first floor and to development of rear land. Potential to purchase part.

POTENTIAL TO PURCHASE PART

The vendors would also be happy to retain the front, ground floor shop, reduced in size, so that a purchaser can acquire the rear of the ground floor, the upper floors and the rear land. Most likely for alternative uses, subject to obtaining planning permission and subject to contract. Access would be from the side of the property, off an adjoining wide alleyway, and the availability of this access needs to be confirmed to a buyer.

Interested parties are invited to discuss these prospects with the agents.

Further information from the selling agents.

THE BUSINESSES

There are two businesses at the premises being:-

Sales of E Cigarettes: This is akin to a franchise business from the main supplier – Totally Wicked, with the backup of a web site and head office support. Produces an attractive turnover of region £80,000 p.a. and has a variety of obvious potentials.

Earthlink: An attractive business retailing giftware, party goods, body piercing and can be expanded into different lines dependent upon choice. Produces an attractive turnover of region £50,000 p.a.

Further information will be provided to positively interested parties. These businesses are available to the buyer of the freehold if they wish to purchase, and interested parties are invited to open negotiations.

The vendors of the building are happy to sell the freehold WITHOUT the purchaser acquiring one or both businesses.

FREEHOLD PRICE

For the freehold interest in the building (businesses by separate negotiation if required) a price in the region of £150,000 is asked for the whole.

For the property, not including a reduced size ground floor shop (which the vendors would retain), please enquire further to the agents.

VAT

We have been advised by the vendors that the property is not elected for VAT.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the current Rateable Value is £11,250. Interested parties should contact the Local Authority (Shropshire Council) to establish the current rates payable, as we believe concessions may apply.

EPC - Rating Assessment 'C'.

BLOCK OF COTTAGES / APARTMENTS SEPARATELY AVAILABLE

No.29a Leg Street, which is situated at the rear and adjoining this property, is available separately through Morris Marshall & Poole – 01691 679595. This comprises three 1 bedroom, self-contained units, all of which are let (at the time of writing) and produce an annual gross rental return of £11,700 p.a. exclusive. Interested parties may wish to consider the purchase of both No. 29a and 30 Leg Street.

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