

OSWESTRY

16 CROSS STREET

SUBSTANTIAL CHARACTER PROPERTY FOR SALE

With residential potential to the uppers - Subject to Planning

Location

The property is located in a prominent location on Cross Street in the centre of Oswestry, close to Bailey Street and The Cross.

The property is adjacent to the new **Sports Direct** and other nearby occupiers include **Costa Coffee**, **Poundland** and **New Look**. The property can be more readily identified from the attached Goad plan extract.

Accommodation

A substantial property arranged on four floors with the following areas:

Ground Floor	3,311 sq ft	307.59 sq m
First Floor	2,404 sq ft	223.33 sq m
Second Floor	1,649 sq ft	153.19 sq m
Basement	1,257 sq ft	116.78 sq m

Please note – These areas have been supplied by a third party and need to be checked on site.

The property is in shell condition ready for tenant fit out or conversion of the upper floors to residential (subject to the receipt of statutory consents). An internal inspection of the property is recommended to fully understand the potential of the property.

Price

Offers in the region of **£250,000** plus vat.

EPC

The Energy Performance asset rating is Band D, 80.



Business Rates

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:

Rateable Value £24,250

Interested parties are advised to make their own enquires on 0345 678 9003.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 07795 348079

llyr@emanueloliver.com or

Halls on 01743 450700. (April 2023)



Oswestry



Experian Goad Plan Created: 18/08/2023
 Created By: Emanuel Oliver Ltd



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