



SITUATION

Located on one of the town’s main retail thoroughfares close to the junction with Leg Street and adjacent to **Coral** and **Co-op Travel** and amongst such other multiples as **Topshop**, **Dorothy Perkins**, **Sports Direct**, **Barnardo’s**, **Poundland**, **Newlook** and many more.

Oswestry is an established market town located approx. 35 miles west of Stoke-on-Trent and approx. 15 miles north-west of Shrewsbury benefitting from good road links via the A5/ M54.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate internal and side access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'9"
Internal Width	16'2"
narrowing at rear to	13'9"
Shop Depth	62'10"
Built Depth	71'3"
Sales Area	Approx. 820 sq ft
Store Area	Approx. 115 sq ft

Basement

Not Inspected

First Floor Ancillary

Area	Approx. 943 sq ft
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Second Floor Ancillary

Area	Approx. 244 sq ft
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Plus Shower/WC

Total Area Approx. 2,122 sq ft

Note: There is clear potential to convert the upper part into Residential Use, subject to obtaining the necessary consents.

Vacant Shop & Upper Part

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

Halls
COMMERCIAL

JOINT AUCTIONEERS
Halls Commercial, Bowen Way, Battlefield,
Shrewsbury SY4 3DR – Tel: 01453 450 700
Ref: J. Evans – Email: james.evans@halls.gb.com

VENDOR'S SOLICITORS
Hatchers Welsh Bridge – Tel: 01743 237 719
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts