

# Lot 22

17 Cross Street, Oswestry,  
Shropshire SY11 2NF

**\*Guide: £100,000**

Gross Yield 9.5%

In same ownership for over 26 years  
6 week completion



## SITUATION

Located on one of the town's main retail thoroughfares close to the junction with Leg Street, adjacent to **Barnardo's** and amongst such other multiples as **Coral, Sports Direct, Poundland, Hays Travel** 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 terrace building comprising a **Ground Floor Shop** and **Basement** with internal and separate side access to **Studios, Offices** and **Ancillary Accommodation** on the first and second floors. The property benefits from an **8 Person Passenger Lift**.

VAT is applicable to this Lot

FREEHOLD

**Note 1: No. 23 Cross Street is also being offered for sale in this auction – see Lot 23.**

## Interior View of the 1st Floor Studio



**£9,500** p.a. (see Note 2)

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Joint Auctioneers

Andrew Dixon and Company  
Tel: 01952 521 000 Ref: Simon Beedles  
Email: simon@andrew-dixon.co.uk

## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7563 1552 Ref: David Freedman  
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	<b>Ground Floor Shop</b> Gross Frontage 24'0" Internal Width 20'6" Shop Depth 49'2" Built Depth 68'6" WC <b>Basement</b> Area Approx. 1,155 sq ft	<b>Designs in Mind C.I.C (Art &amp; Design Studio)</b> (Visit: <a href="http://www.designsinmind.co.uk">www.designsinmind.co.uk</a> ) (Designs in Mind also occupy the 1st & 2nd floors)	From 1st May 2021 to 31st March 2027	£8,500 (See Note 2)	FRI by way of Service Charge (subject to a Schedule of Condition). <b>Rent Review April 2024.</b> <b>Tenant's Break March 2024.</b> <b>Note 2: The Tenant refurbished the entire ground floor and installed a new shop front in 2022. In return the Tenant is paying half rent until 1st August 2023 and the Vendor will top up this rent shortfall on completion.</b>
1st & 2nd Floors	<b>First Floor</b> Studio Area Approx. 1,174 sq ft Office (not measured), 2 WCs <b>Second Floor</b> Studio, 2 Offices, Storeroom Area Approx. 1,211 sq ft WC	<b>The Project Group (Oswestry) Ltd t/a Designs in Mind</b> (Visit: <a href="http://www.designsinmind.co.uk">www.designsinmind.co.uk</a> ) (Designs in Mind also occupy the Ground and Basement)	20 years from 19th September 2005	£1,000	FRI by way of Service Charge. <b>Rent Reviews 2015 &amp; 2020 (not actioned).</b> <b>Note 3: The lift shaft within the ground and basement is also demised to the Tenant.</b>
				<b>Total: £9,500</b>	