

# Town & Country

Estate & Letting Agents



**Beatrice Street, Oswestry, SY11 1QR**

**Offers In The Region Of £235,000**

Town and Country Oswestry offer an opportunity to purchase a large property with massive potential to create a new business or for conversion into accommodation (subject to planning). The property sits over two floors and offers a large reception/ showroom area along with rooms to the rear. To the first floor there are numerous bedrooms and living accommodation along with rear yard and a store. A fantastic opportunity in a central busy location.



### Directions

From our Willow Street office, turn right onto Castle Street, down to the T junction, turn left onto Beatrice Street and the property will be found on the left hand side just after the pedestrian crossing.

### Accommodation Comprises

**Ground floor dining room and bar 20'10" x 47'6" (6.35 x 14.48)**



With windows to the front of the property, doors to the front and windows to the side. There is currently a bar area and access to the cellar.

### Cellar



This is accessed from the bar area

### Additional Photo

**Rear hall 10'0" x 15'8" (3.05 x 4.78)**



With an under stairs cupboard and access to the cellar.

**W/C 6'11" x 5'6" (2.12 x 1.67)**

Having a window to the side with a wash hand basin, W/C, radiator and part tiled walls.

**Mens W/C 6'8" x 5'6" (2.02 x 1.67)**

Having a window to the side, W/C, wash hand basin, radiator and part tiled walls.

**Rear Lobby/ Store 4'1" x 8'4" (1.25 x 2.54)**

With tiled floor and door leading through to the kitchen.

**Kitchen 14'11" x 11'3" (4.55 x 3.44)**



Having a tiled floor and a door to the rear porch.

**Rear yard area**

With a good outside building measuring 4.48m x 1.53m ideal for storage.

**First floor**

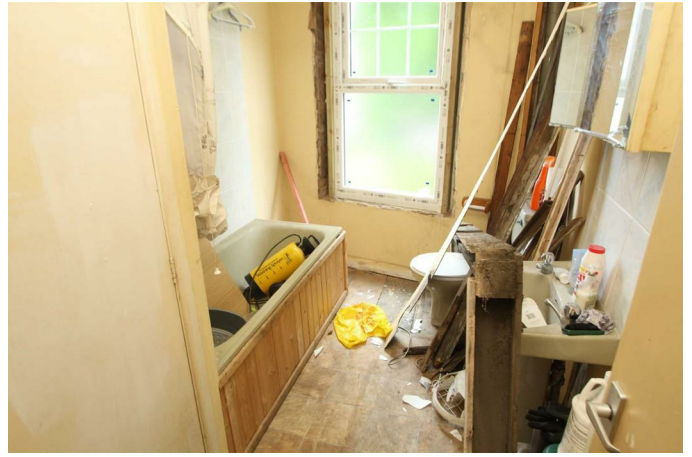
The first floor is accessed from a staircase in the hall and leads to all first floor rooms.

**Bathroom 6'8" x 6'11" (2.04 x 2.11)**



Fitted with a three piece suite comprising a wash and basin, toilet and bath and a window to the rear.

**Second Bathroom 7'2" x 9'5" (2.19 x 2.86)**



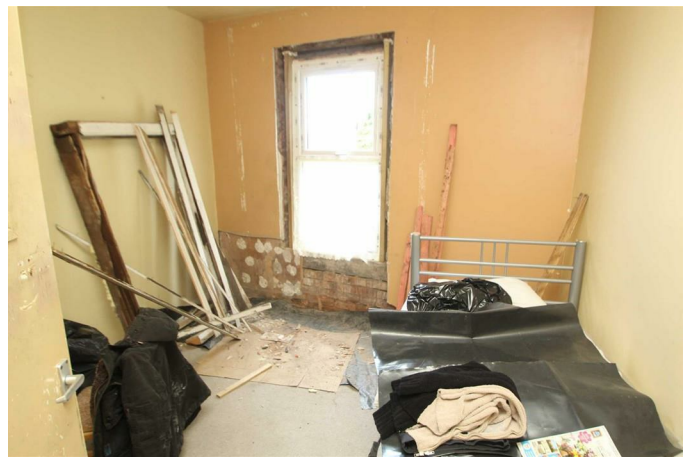
Having a three piece suite comprising a wash and basin, toilet and bath, window to the side and an airing cupboard

**Bedroom One 8'5" x 9'2" (2.56 x 2.8)**



With a window to the side.

**Bedroom Two 10'4" x 10'1" (3.14 x 3.08)**



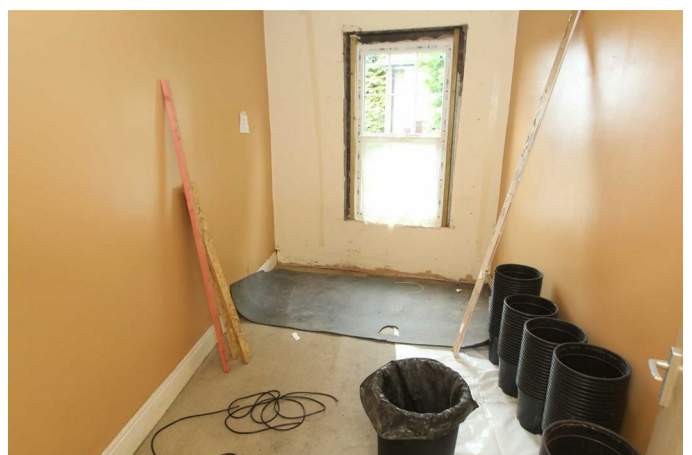
With a window to the side.

**Open kitchen area 14'2" x 9'0" (4.33 x 2.74)**



With a window to the side and fitted units.

**Bedroom Three 13'0" x 7'3" (3.95 x 2.21)**



With a window to the side.

**Passageway to Further Rooms**



**Open lounge 17'5" x 8'5" (5.31 x 2.57)**



With a window to the side.

**Front Bedroom One 8'2" x 11'8" (2.49 x 3.55)**



With a window to the front.

**Front Bedroom Two 11'6" x 11'9" (3.5 x 3.58)**



With a window to the front

**Side Elevation**



**Tenure/Council tax**

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

We believe the council tax band to be A. Purchasers must make their own enquiries in relation to this.

**To view the property**

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

**To make an Offer**

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

**Hours of business**

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

**Money laundering**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Town and Country services**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### **Additional information**

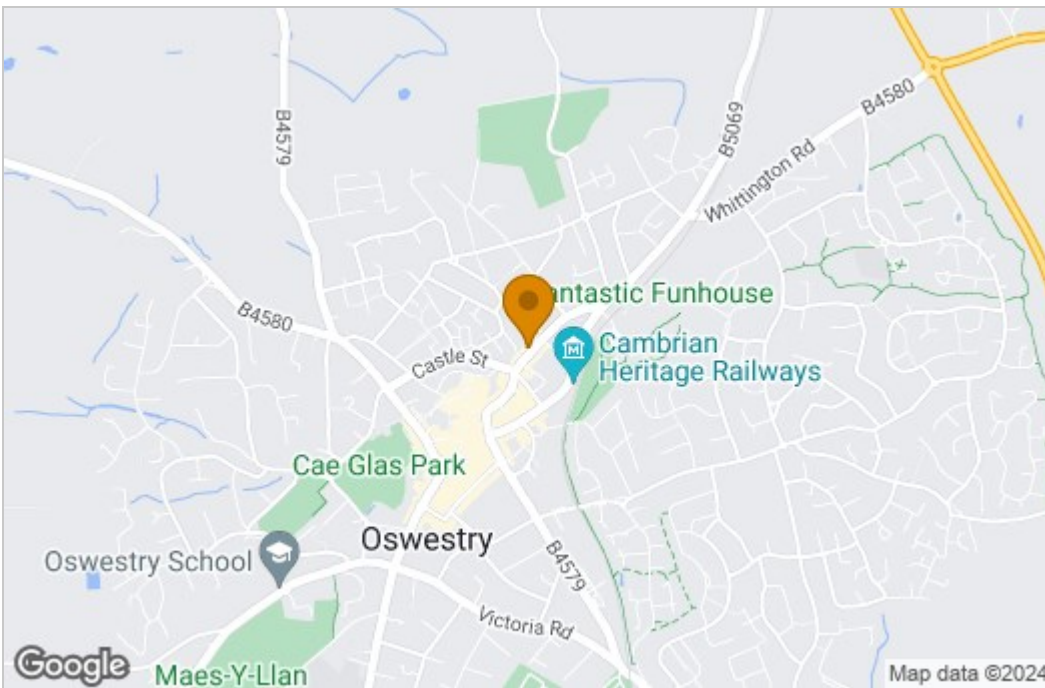
#### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

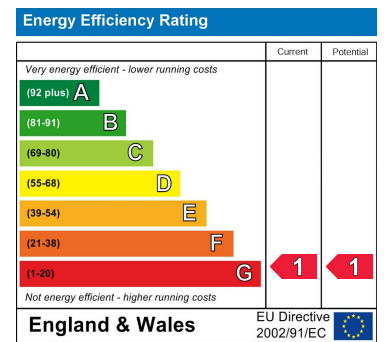
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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