

# Town & Country

Estate & Letting Agents



**16A Bailey Street, Oswestry, SY11 1PU**

**Offers In The Region Of £70,000**

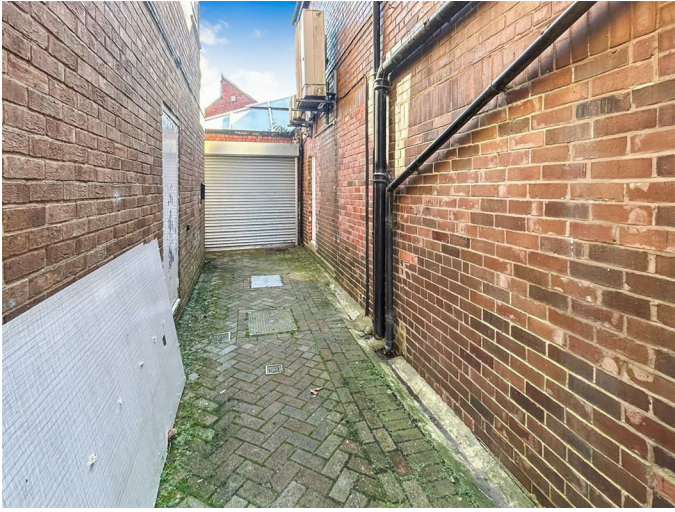
WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this interesting prospect to purchase a spacious lock up unit located on one of the main streets in the busy market town of Oswestry. The property is ideal for a number of uses with double height storage and a secure access. The current owners have also looked into residential development for four separate apartments. Oswestry offers all amenities including shops and good road links. A great opportunity with lots of potential.

### Directions

From our Oswestry office turn left. Follow the road around into Bailey Street. The property will be found on the right hand side set back from the main street.

### Accommodation Comprises

### Entrance and Access



The property has its own access off Bailey Street. An electric roller style door gives access to the building.

### Additional Photo



### Internal View 28'4" x 14'3" (8.64m x 4.36m)



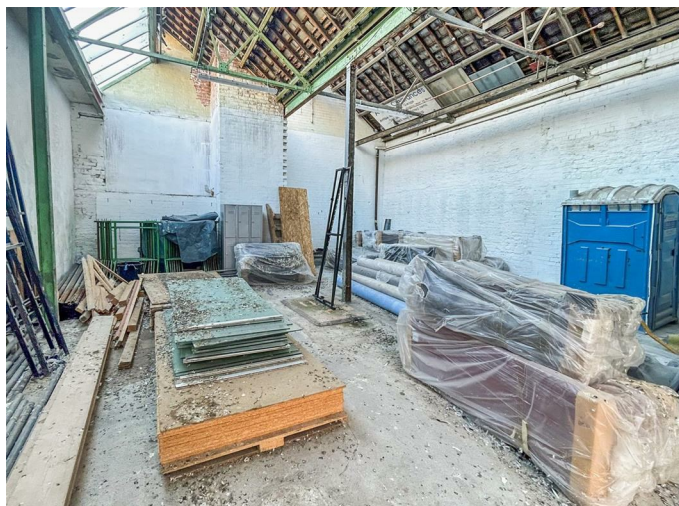
The first part of the building is single storey and opens onto the larger area at the back.

### Additional Photo 31'9" x 28'10" (9.70m x 8.79m)



The rear part of the building is double storey and offers fantastic scope for further development. Previously there has been enquiries made into the possible conversion of the building into four self contained apartments. Buyers are asked to make their own enquiries with the relevant authorities.

## Additional Photo



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

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

The Council tax is payable to Shropshire County Council and we believe the property has a rateable value of £5800 (dating from 2020).

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

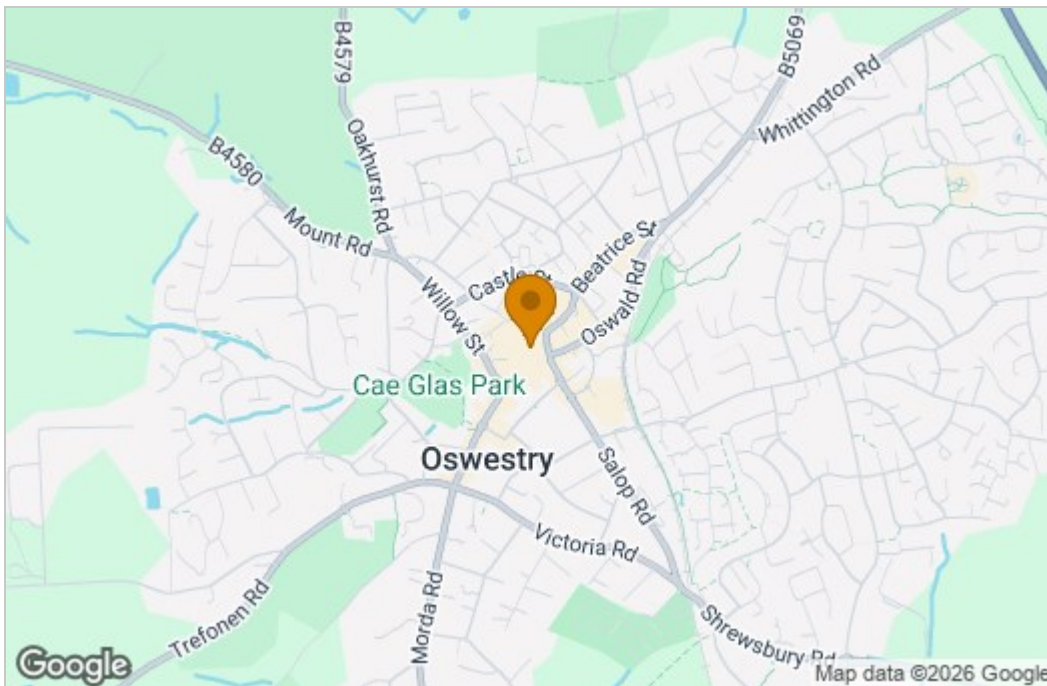
## Additional Information

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.

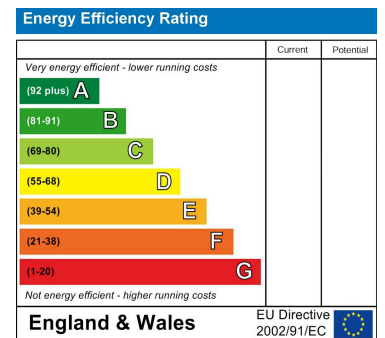
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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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