



MORRIS
MARSHALL
POOLE

12 Leg Street

Oswestry, Shropshire, SY11 2NL

Asking Price: £130,000

A commercial premises close to the heart of Oswestry, offering approximately 1,561 sq ft of Use class E (Commercial, Business and Service) and office space over 3 floors.

Please note: Woodhead Sales and Lettings will be relocating to 12A Leg Street, sharing premises with Principality Building Society, Oswestry Agency. The move will not affect the day-to-day operations.

The ground floor has a sizable display window with shop floor of approximately 250 sq ft, with laminate flooring, wall display and ample electrical sockets. To the rear of the shop floor is a storeroom/office with kitchen facility and WC.

The first and second floors consist of several offices and storage rooms which can be utilised in a flexible manner to suit the buyers needs. The upper floors would benefit from some upgrading and cosmetic repair.

The rateable value of the property from the 1st April 2026 is £6,300. (The present owner does not pay rates, DUE TO SMALL BUSINESS RATES RELIEF)

The property benefits from electric heating.



SERVICES

Mains electricity, Water and Drainage

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX

The rateable value from the 1st April 2026 is £6,300. (The present owner does not pay rates, DUE TO SMALL BUSINESS RATES RELIEF)

TENURE

Freehold.

DIRECTIONS

The property is situated just a short walk from our Oswestry office, fronting Leg Street and within easy walking distance of the Town centre.

What3Words: polar.liquids.developer

Broadband and Mobile Signal

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Flood Risk (Per NRW)

Flooding from Rivers – Very Low

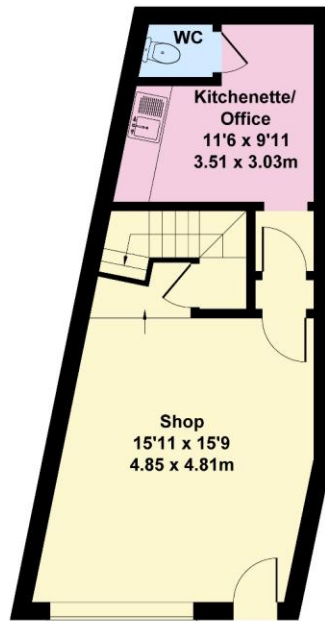
Flooding from Sea – Very Low

Flooding from Surface Water and small watercourses – Very Low

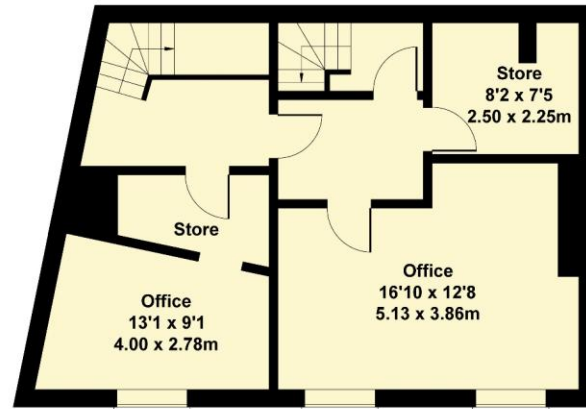
FLOORPLAN

12 Leg Street, Oswestry, Shropshire

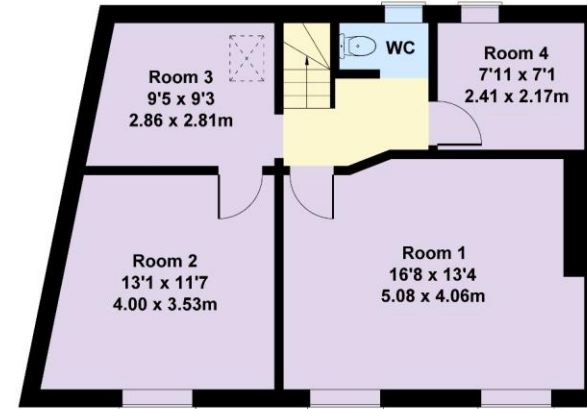
Approximate Gross Internal Area
1561 sq ft - 145 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.