



The Old Smithy

Church Street | Oswestry | SY11 2SP





A Former Traditionally Built Smithy

- High quality detached property providing a Total Gross Internal Floor Area of approximately 2,587 ft sq (240.32 m sq)
- Generous provision of on site car parking
- Currently arranged to provide office/commercial space but would lend itself to residential conversion
- Located in Oswestry town centre

The Old Smithy

The property provides an attractive detached two storey property that is arranged to provide a Total Gross Internal Floor Area of approximately 2,587 ft sq (240.32 m sq). The property has been used previously as a recording studio, but provides flexible accommodation that could be used for a variety of office, educational and religious uses subject to any statutory consents. The accommodation would also lend itself to a residential conversion and the fact that the property has been subject to a scheme of upgrading works to the property and services by the current owner assists this potential.

The property is arranged as office space and welfare facilities currently and an inspection of the property is strongly recommended in order to appreciate the potential of the property.

The property benefits from a generous provision of car parking to the front of the property. The property is of traditional construction being part brick and part stonework under a slate roof cover. The property received a civic award at the time of the refurbishment works undertaken by the current owners.



Location

The property is pleasantly situated just off Church Street in the town centre of Oswestry. It is located in an area of mixed development at the rear of Prezzo's Restaurant. The property is accessed via road off Church Street within the town centre and is located in proximity to all local amenities.

The market town of Oswestry, the gateway to Wales is the third-largest town in Shropshire, following Telford and Shrewsbury.

Situated at the junction of the A5, A483 and A495 roads, the town is approximately 19 miles northwest of Shrewsbury, approximately 20 miles southwest of Whitchurch and a little over an hour from the Welsh Coast.

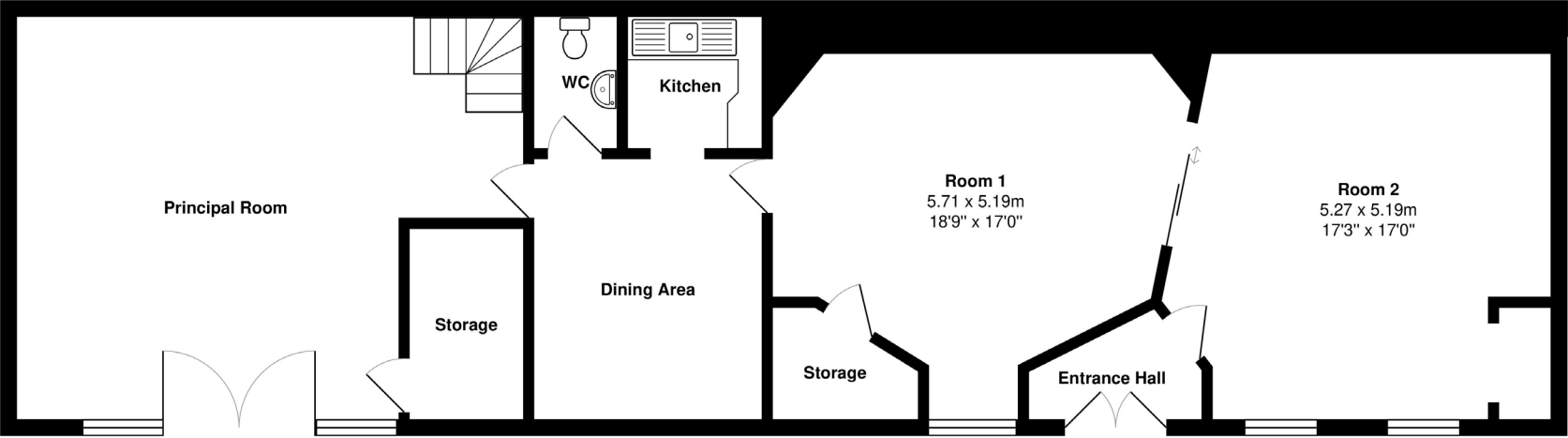
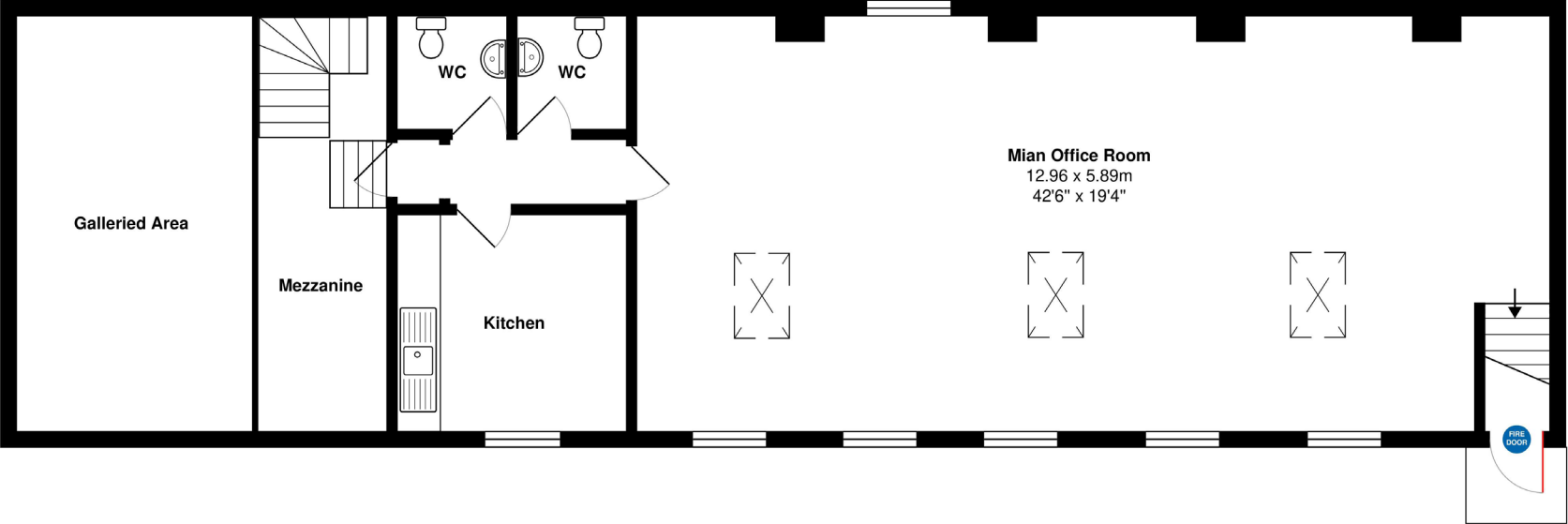
The local area offers stunning walks and beautiful scenery, Offa's Dyke Path and Lake Vyrnwy and is within an hour of the Snowdonia National Park. Other nearby attractions include Pontcysyllte Aqueduct, a UNESCO World Heritage Site and several National Trust properties are nearby.

Oswestry boasts various annual events including, Oswestry Show, Oswestry Food Festival and the Balloon Festival.





Floor Plan



Total Area: 246.7 m² ... 2655 ft²

Key Details

Rateable Value

Rateable Value: £11,000
Rates Payable: £5,489

Price

Offers in the region of £495,000 (Four Hundred & Ninety-Five Thousand Pounds) exclusive

VAT

The property is understood to not be elected for VAT.

EPC


B (41)

Legal Costs

Each party to bear their own legal costs associated with the sale of the property.

Local Authority

Shropshire Council
The Guildhall, Frankwell Quay,
Shrewsbury, SY3 8HQ

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](#)

Tenure

The property is offered for sale freehold with vacant possession.

Services

(not tested)

Mains water, electricity and drainage are connected to the property we are advised, prospective purchasers should rely on their own enquiries.

Planning

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order.

The property would lend itself to a variety of commercial, educational and religious uses subject to statutory consents. The property provides an ideal opportunity for residential conversion


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Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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