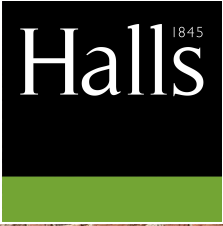
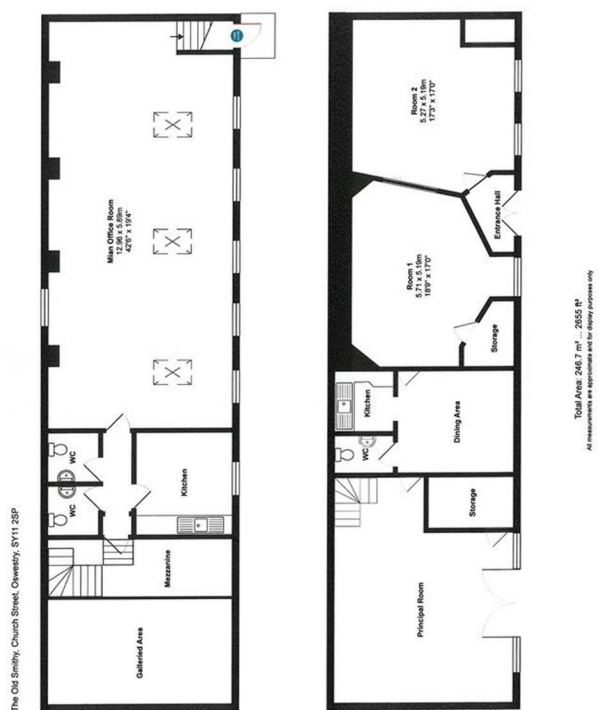


FOR SALE

The Old Smithy Church Street, Oswestry, SY11 2SP



FOR SALE

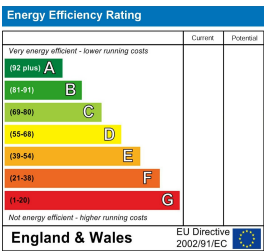
Offers in the region of £495,000

The Old Smithy Church Street, Oswestry, SY11 2SP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



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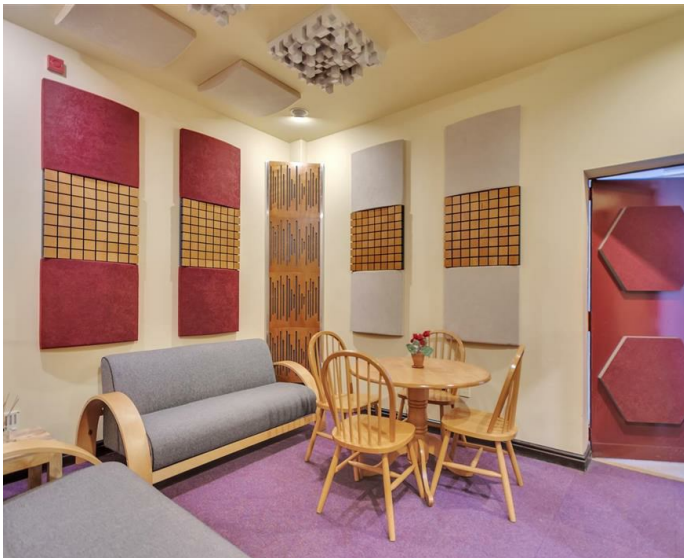
null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



- Former Traditionally Stone/Brick Built Smithy
- Sympathetically Refurbished
- Original Cast Iron Windows
- Currently Used as a Recording Studio
- Heavy Sound Insulation
- Acoustic Sloping Ceiling

DIRECTIONS
The property can be found at the rear of Prezzo's Restaurant in the centre of town on Church Street. Vehicular access is via the archway adjacent.

SITUATION
The property is set in the centre of the picturesque borderland town of Oswestry in a tucked away location. The town is the third largest in Shropshire with a former Borough popular of approximately 33,000 and town population of approximately 17,500 and has a wealth of character and facilities on offer. The town also benefits from easy access onto the A5/A483/A495 leading to the larger towns of Shrewsbury, Telford and the Midlands and north to Wrexham, Chester and beyond.

DESCRIPTION
The property comprises a former traditionally built, brick and stone Smithy. The property has been refurbished by the current owners sympathetically but has retained its historic purpose, where possible. As a result the building received a Civic Society Award at the time. One of the building's main features are the original cast iron windows.

GROUND FLOOR
Double timber doorway entrance into a small foyer.

RECORDING ROOM
17'0" x 16'9" max
With heavy sound insulation, ceiling mounted air conditioning unit, sliding glass doorway through to:

PRINCIPAL ROOM
14'11" x 22'1"
With acoustic block walling, heavy sound insulation, acoustic sloping ceiling, storage space.

KITCHEN/DINER
10'5" x 12'2"
With separate fitted kitchen with surfaces, cupboards with single drainer sink unit. WC off with wash hand basin.

PRINCIPAL RECORDING ROOM
18'9" x 17'5"
With substantial double glazed archway entrance to parking area, feature original heavy timber beams, air conditioning unit and perimeter trunking. Floor to ceiling height approximately 5.7m.

STORAGE AREA
8'9" x 5'2"
With incoming 3 phase electrical supply. Staircase to mezzanine above.

Total gross internal floor area approximately 1,450 sq.ft. / 134.71 m.sq

Net internal floor arear approximately 1,311 sq.ft/ 121.80 m.sq.

FIRST FLOOR
Accessed internally from the buildings and separately via a high quality cast iron external staircase. Note that this is a solid pre-cast Bison beam and block floor, sound insulated and incorporating services below.

MAIN OFFICE ROOM
42'5" x 18'9"
In a residential conversion, this could easily form a number of bedrooms.

STAFF MEETING ROOM/KITCHEN
8'2" x 6'6"
With fitted kitchen and seating area.

GALLERIED AREA
13'11" x 6'0"
Overlooking the principal recording room.

SEPARATE LADIES AND GENTS WC
Gross internal floor area approximately 1,009 sq.ft / 93.69 m.sq.
Net internal floor area approximately 965 sq.ft. / 89.65 m.sq.

Total Net Internal Floor Area Approximately 2,276 sq.ft. / 211.45 m.sq.

OUTSIDE AREA
The building has a substantial gravelled area to the front which, if used only for parking would create around 7 spaces or could equally well be used for amenity and gardens.

There is a pedestrian right of way via an adjoining separate alleyway leading onto Church Street, and a main vehicular access lane which is within the title. This leads onto Church Street via a right of way.

GENERAL REMARKS

TENURE
The freehold interest with vacant possession of the entire building and land.

BUSINESS RATES
The building has a rateable value of £11,000. The present owner does not have to pay rates for 2024/2025 as they are classed as a small business and therefore fall under the threshold. Interested parties should speak to the local Council - Shropshire Council on 0345 678 9003, to ascertain what level of business rates will be applicable. Concessions may apply.

SERVICES
Mains electricity, water and drainage are understood to be connected. No services have been tested.

VIEWINGS
Strictly by appointment via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.