



Attractive Town Centre investment

Let to Vision Express, Card Factory and Mr Z Jan (t/a Bargain World)

Total Passing Rent: £55,800pa

Vacant first floor available To Let at £8,000pa

Price: O/O £495,000

Location

The property is situated on the east side of Bailey Street, a busy arterial main road through the centre of Oswestry. Oswestry is a historic market town in northwest Shropshire, close to the Welsh border. It is approximately 18 miles northwest of Shrewsbury and 5 miles from the Welsh border, benefiting from its position at the junction of the A5, A483 and A495 roads. The town has a rich mix of English/Welsh heritage and acts as a natural gateway between England and North Wales.

The town has a resident population of approximately 17,500–18,200 (2021–2024 figures) and serves as an important retail, service and employment hub for a wide rural catchment. It has a potential catchment population of approximately 350,000 within a 45-minute drive.

Transport links are strong, with excellent access to the national motorway network via the A5 and A483. The nearest mainline railway station is at Gobowen, approximately 2–3 miles away, providing services to Shrewsbury, Chester, Birmingham and beyond. Regular bus services connect Oswestry with surrounding towns and cities.

The strategic border location and good connectivity make Oswestry an attractive and accessible market town in the Welsh Marches. National occupiers on Bailey Street include **Specsavers (adjacent), Timpson, Max Spielmann, The Works, Age UK and Home Bargains**, who own their own property.

Accommodation

The property comprises a two-storey commercial development surmounted by a flat roof. The parade forms four properties, comprising three retail units and one vacant office at first-floor level.

Each of the retail units has been fitted out in accordance with the tenants' corporate specifications, with Vision Express having undergone a recent refurbishment.

Properties

26 Bailey Street

Retail property providing ground floor sales with ancillary accommodation at first floor beneath a flat roof.

28 Bailey Street

Retail property providing ground floor sales with ancillary accommodation at ground floor (rear) and first floor beneath a flat roof.

30 Bailey Street

Retail property providing ground floor sales area with ancillary accommodation to the rear, lower ground and first floors beneath a flat roof. Property benefits from rear servicing off leg street to the lower ground floor.

30a Bailey Street

First floor premises above part of no. 30 with separate access from Bailey Street. The premises are currently vacant and available to let.



Tenancies

26 Bailey Street

Held on and FRI Lease to Vision Express (UK) Ltd from June 2024 - 19th June 2029 with a tenants option to determine in 2027 at a current passing rent of £12,800 p.a.

28 Bailey Street

Held on and FRI Lease to Sportswift Ltd from January 2025 - 21 January 2030 with a tenants option to determine in 2028 at a current passing rent of £15,000 p.a.

30 Bailey Street

Held on and FRI Lease on a personal name from June 2021 - 14th June 2036 with no breaks at a current passing rent of £28,000 p.a. The next rent review is on 15th June 2026.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

Price

Offers over £495,000

TENANCIES

Demise	Tenant Name	Lease Start	Lease End	Break Option	Passing Rent	Next Review Date	Comments
26 Bailey Street, Oswestry	Vision Express (UK) Limited	20/06/2024	19/06/2029	20/06/2027 (T)	£12,800	19/06/2029	FR&I - Tenant Internal Repairs and landlord reimbursed for all external repairs and rebuilding
28 Bailey Street, Oswestry	Sportswift Limited	22/01/2025	21/12/2030	22/01/2028 (T)	£15,000	15/01/2030	FR&I - Tenant Internal Repairs and landlord reimbursed for all external repairs and rebuilding
30 Bailey Street, Oswestry	Zahidullah Jan	15/06/2021	14/06/2036	-	£28,000	15/06/2026	Effective FR&I by way of service charge. Tenant did not trigger 2023 Break Option
30a Bailey Street, Oswestry	VACANT						Available To Let £8,000
					£55,800		



BRITTON
PROPERTY

Investment For Sale

26, 28, 30, 30a Bailey Street
Oswestry, Shropshire SY11 1PU

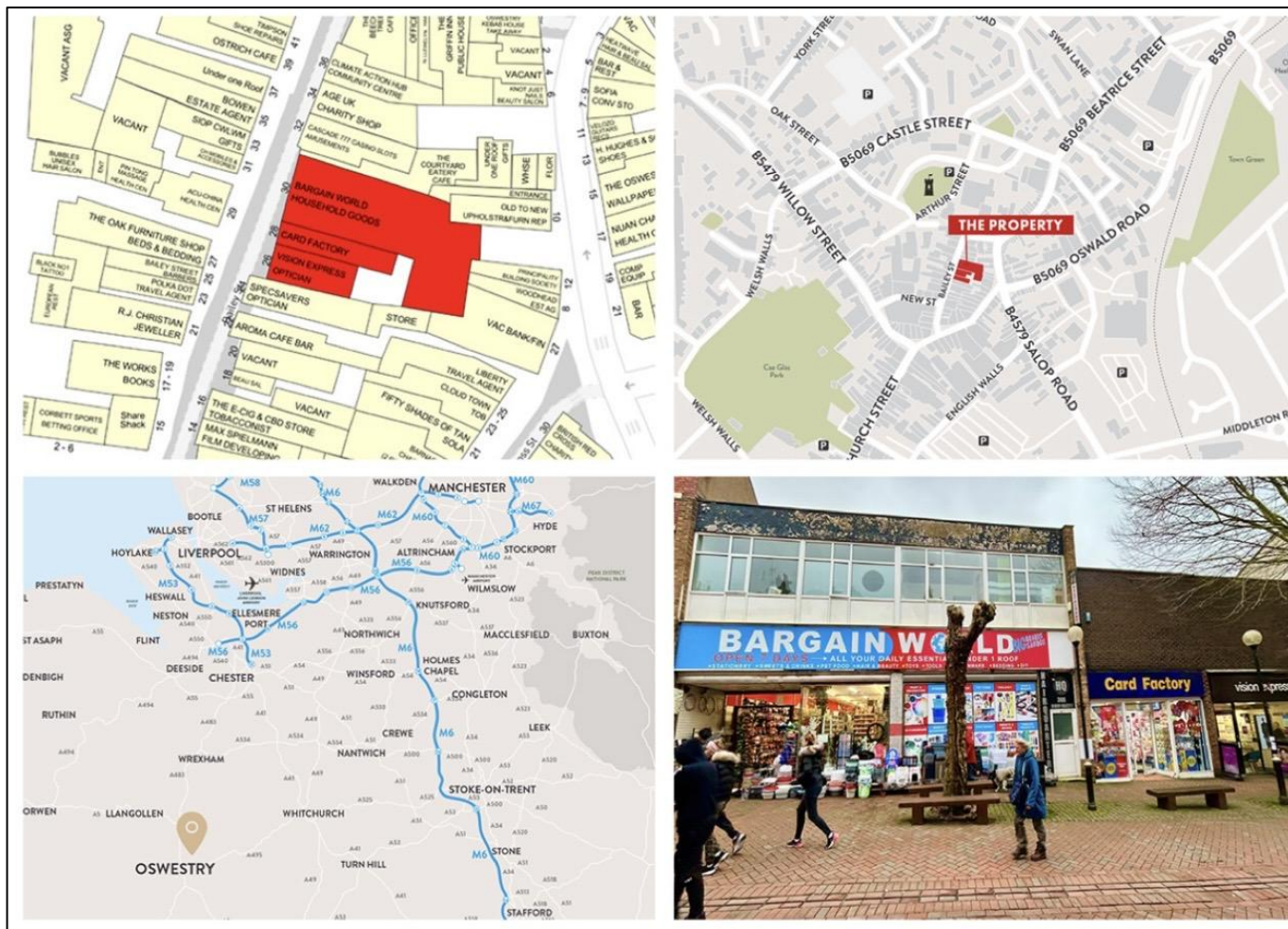




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Viewing strictly by appointment with BRITTON PROPERTY -

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