



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

- Providing a mid-terrace block of 3 retail properties and a vacant first floor premises
- Part let to Vision Express, Card Factory and Mr Z. Jan (t/a Bargain World)
- Vacant first floor unit available To Let at £8,000 pa
- Card Factory (formerly The Greeting Card Group) and Vision
- Express (formerly Rayner Opticians) have been in occupation of their premises for over 20 years
- Not elected for VAT
- Freehold
- Total Passing Rent: £55,800 per annum
- Sale: Offers invited

### LOCATION

The property is situated on the east side of Bailey Street, a busy arterial main road through the centre of Oswestry.

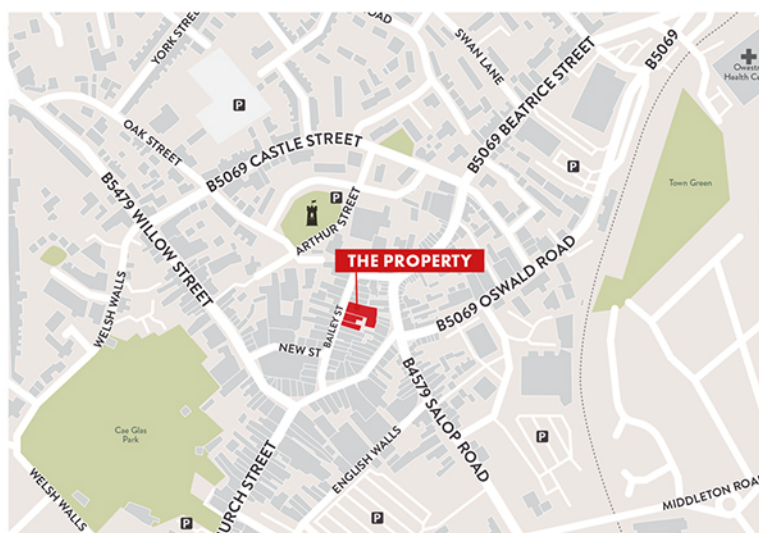
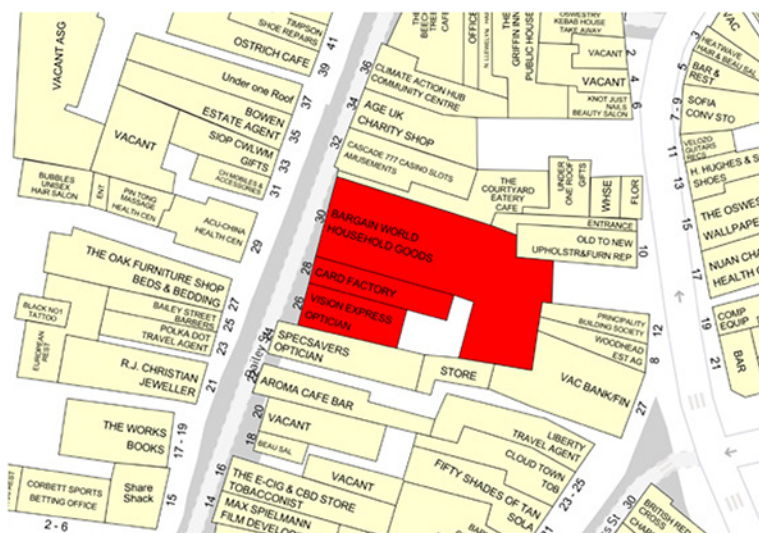
Oswestry is a historic market town located in northwest Shropshire, England, close to the Welsh border. Situated in the scenic Marches region, it lies approximately 18 miles northwest of Shrewsbury, 5 miles from the Welsh border, and benefits from its position at the junction of the A5, A483, and A495 roads. The town has a rich mixed English-Welsh heritage and serves as a natural gateway between England and North Wales.

The town has a resident population of approximately 17,500 – 18,200 (2021–2024 figures). It acts as an important retail, service, and employment hub for a wide rural catchment area across northwest Shropshire and parts of northeast Wales, with a potential catchment population of around 350,000 within a 45-minute drive. Transport links are strong by road, with excellent access to the national motorway network via the A5 and A483. The nearest mainline railway station is at Gobowen (approx. 2–3 miles away), providing services to Shrewsbury, Chester, Birmingham, and beyond, while regular bus services connect Oswestry to surrounding towns and cities. This strategic border location and good connectivity make Oswestry a thriving and accessible market town in the Welsh Marches. National occupiers on Bailey Street include Specsavers (adjacent), Timpson, Max Spielman, The Works, Age UK and Home Bargains who own their own property.

### PROPERTY

The property comprises a 2 storey commercial development surmounted by a flat roof. The parade forms 4 properties, 3 retail units plus one vacant office at first floor.

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



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### PROPERTY

#### 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.

#### 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 £12,800p.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 £15,000p.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 £28,000p.a. The next rent review is on 15th June 2026

### COVENANT SUMMARY

Vision Express (UK) Limited (2189907)

Vision Express is one of the UK's largest optical retailers, operating around 550 stores across the country, and is a wholly owned subsidiary of the global eyewear giant, EssilorLuxottica. The subject property was previously let to Rayner & Keeler Ltd and the lease was acquired by Vision Express in 2014.

Card Factory is the UK's largest specialist greeting card retailer, operating over

1,000 stores across the UK and Ireland. The company was founded in 1997 and is

listed on the London Stock Exchange. The property was previously let to The Greeting Card Group Ltd and the lease was ultimately acquired by Sportswift Limited in 2008.

### SALE

Offers are invited for our clients freehold interest



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**V.A.T.**  
Figures quoted exclusive of V.A.T

**E.P.C**  
Available on request

**LEGAL**  
Each party shall bear their own legal costs incurred in the transaction

**LEASE & TITLE**  
Available on request

**VIEWING**  
Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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**Anti-Money Laundering**  
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**  
The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.