

**Lot 10, M&S Foodhall, 37 Smithfield Road, Oswestry,
Shropshire SY11 2EL**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Prominent Town Centre Foodstore Investment With Annual RPI Linked Rent Reviews

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Property Information

Prominent Town Centre Foodstore Investment With Annual RPI Linked Rent Reviews

- Entirely let to Marks & Spencer Plc, the leading British retailer with a current market cap of £8.2 billion
- Let for 20 years until January 2039 (subject to a tenant's option to break in January 2034)
- Annual upward only RPI linked rent reviews subject to 0% collar and 3% cap
- Approx. 1,181 sq.m. (12,713 sq.ft.) with dual access
- M&S in occupation since 2007
- Sole premium food retailer in town (no Waitrose)
- Adjacent to the town's two principal Council operated car parks
- Nearby occupiers include Boots, Specsavers, Costa, Greggs and Sainsbury's

Lot 10
Auction 26th March 2026

Rent
£126,726 per Annum
(£10 psf) (with annual upward only RPI linked rent reviews) (3)

Sector Retail, Supermarket/Convenience
Status Available

Auction Venue
Live Streamed Auction

Location

Miles 18 miles north-west of Shrewsbury, 66 miles north-west of Birmingham, 67 miles south-west of Manchester, 5 miles from the Welsh Border

Roads A483, A5

Rail Gobowen Railway Station (3 miles to the north, Shrewsbury to Chester line)

Air Liverpool John Lennon Airport, Manchester Airport

Situation

The property is prominently situated on Smithfield Road in the centre of Oswestry, a thriving Shropshire market town and adjacent to the town's principal Council operated car parks: Central Car Park (483 spaces) and Smithfield Street Car Park (90 spaces). Nearby occupiers include Boots, Specsavers, Costa, Greggs, Sainsbury's and a range of local independent businesses.

Tenure

Freehold.

EPC

C51.

Description

The property is a purpose built foodstore comprising an M&S foodhall with bakery and click and collect on the ground floor and ancillary accommodation on the first floor. The store has a main customer entrance on Smithfield Street and a secondary access to the rear leading to Smithfield Street car park. The store is serviced through a service yard to the side of the property.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (Gross Internal)	Floor Areas Approx sq ft (Gross Internal)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground and First	Supermarket	1,181.00	(12,713)	MARKS & SPENCER PLC t/a M&S Foodhall (1)	20 years from 03/01/2019 until 02/01/2039 (2)	£126,726 (3)	03/01/2027 and annual thereafter
Total		1,181.00	(12,713)			£126,726	

N.B. The above floor areas have been provided by the Vendor.

(1) Marks and Spencer Plc have a current market capitalisation of £8.2 billion. For the year ending 29th March 2025, they reported pre-tax profits of £511.8 million and on a turnover of £13.9 billion. M&S Plc - <https://corporate.marksandspencer.com/about-us/key-facts-figures>.

(2) The lease provides for a tenant option to determine the lease on 03/01/2034 with 6 month's notice.

(3) The lease is subject to annual upward only RPI linked rent reviews subject to 0% and 3% collar and cap - please see lease.

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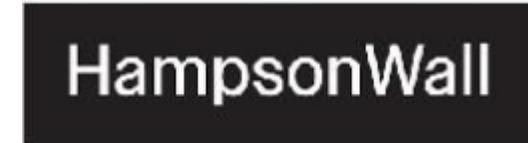
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