

# Lot 88

£37,500 per annum

## 8 Bailey Street, Oswestry, Shropshire SY11 1PS Freehold Retail Investment



### Key Details

- Let to Shoe Zone Retail Limited
- New 5 year lease renewal from August 2018
- Rent increased from £35,000 p.a. at renewal
- Pedestrianised town centre location close to WHSmith, Costa, Wilko and Superdrug

### Location

**Miles:** 16 miles north-west of Shrewsbury  
57 miles north-west of Birmingham City Centre  
**Roads:** A5, A495  
**Air:** Birmingham Airport

### Situation

The historic and attractive market town of Oswestry is the third largest town in Shropshire and is situated in close proximity to the Welsh and English border. The property is located on the eastern side of the pedestrianised Bailey Street, which abuts The Cross to the south. Nearby occupiers include WHSmith, Costa, Wilko, Superdrug and Sports Direct.

### Description

The property comprises a double-fronted ground floor shop with first floor ancillary accommodation.

### Tenure

Freehold.

### VAT

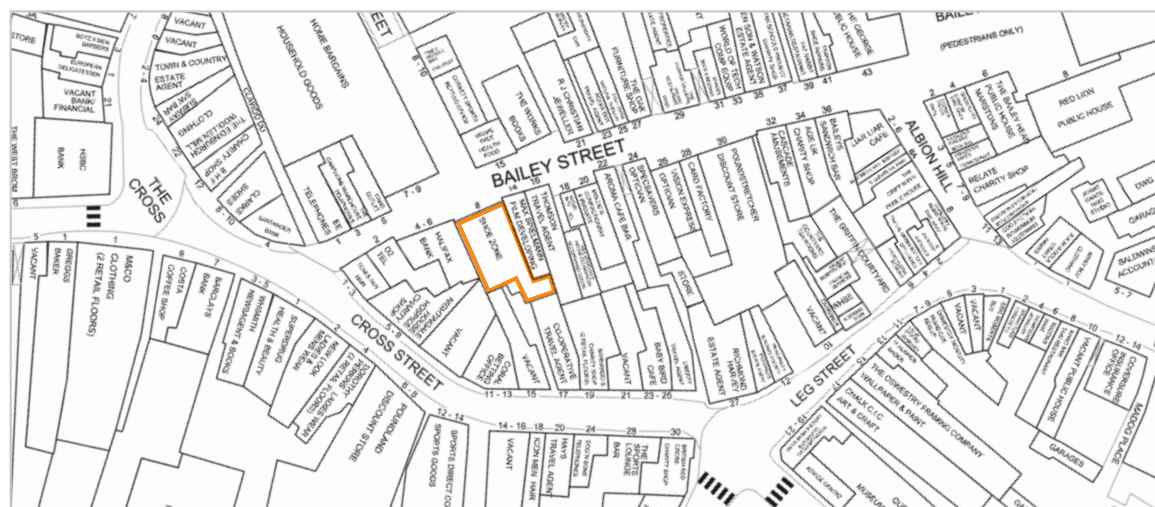
VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.
Ground	Retail/Ancillary	220.46 sq m	(2,373 sq ft)	SHOE ZONE	5 years from 01/08/2018 on a full repairing and insuring lease	£37,500
First	Ancillary	187.25 sq m	(2,016 sq ft)	RETAIL LIMITED (1)		
<b>Total</b>		<b>407.71 sq m</b>	<b>(4,389 sq ft)</b>			<b>£37,500</b>

(1) Shoe Zone operate from over 500 stores throughout the UK and Ireland with over 4,000 employees. For the year ending 30th September 2017, Shoe Zone Retail Limited reported a turnover of £157,777,000, pre-tax profits of £9,670,000 and a total net worth of £31,696,000 (Sources: www.shozone.com and Experian Group 29/08/2018).



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