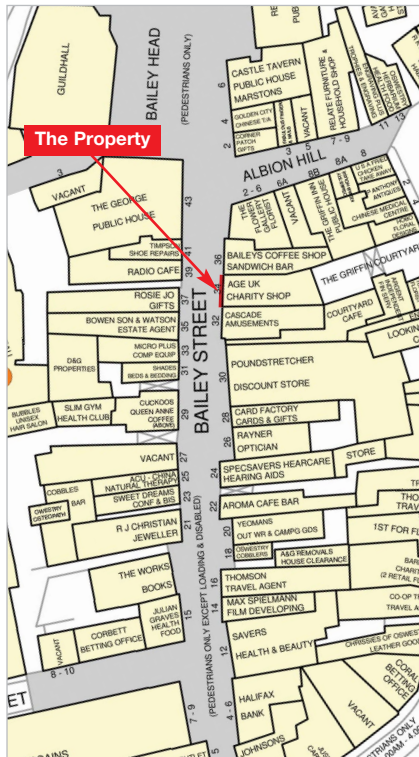


# Oswestry

## 34 Bailey Street Shropshire SY11 1PU

- Freehold Shop Investment
  - Town centre location on pedestrianised Bailey Street
  - Ground floor let to Age UK
  - No VAT applicable
  - Rent Review 2014
  - Total Current Rents Reserved
- £30,500 pa**



**Tenure**  
Freehold.

**Location**  
Oswestry is an historic market town which is situated adjacent to the A5 at its junction with the A495 and A483. The town is located 18 miles north-west of Shrewsbury and 12 miles south of Wrexham. The A5 provides direct access to the M54.  
The property is situated in the town centre on the east of the pedestrianised Bailey Street, close to its junction with Albion Hill.  
Occupiers close by include Timpson, Poundstretcher, Specsavers, Halifax, Wilkinson, Home Bargains and a number of other national and local retailers.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor retail unit with ancillary accommodation to the rear together with hair salon at first floor with ancillary accommodation at second floor.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Viewings**  
Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 104 Oswestry**.

**Energy Performance Certificate**  
EPC Rating 146 Band F and Rating 70 Band C (Copy available on website)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Age UK (1)	Gross Frontage 5.64 m (18' 6") Net Frontage 5.39 m (17' 03") Shop Depth 20.00 m (65' 7") Ground Floor Sales 120.5 sq m (1,297 sq ft)	15 years from 10.08.2009 Rent review every 5th year (2) Effectively FR & I	£25,000 p.a.	Rent Review 2014
First & Second Floors	Miss V R Williams (t/a Hair Salon)	First Floor 42.60 sq m (459 sq ft) Second Floor 38.18 sq m (411 sq ft) Total 80.78 sq m (870 sq ft)	10 years from 25.12.2005 Rent review every 5th year Effectively FR & I subject to a schedule of condition	£5,500 p.a.	Reversion 2015

(1) No. of Branches: 450+. Website Address: [www.ageuk.org.uk](http://www.ageuk.org.uk). For the year ended 31st March 2012, Age UK reported a turnover of nil, a pre-tax profit of £1.85m, shareholders' funds of £13.36m and a net worth of £13.36m. (Source: riskdisk.com 18.02.2013)  
(2) There is a tenant option to break on 10th August 2014.

**Total £30,500 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** T Pary Esq, Hill Dickinson LLP. Tel: 0151 600 8000 e-mail: [tony.pary@hilldickinson.com](mailto:tony.pary@hilldickinson.com)  
**Joint Auctioneer** A Scott Esq, Mason Owen. Tel: 0151 242 3043 Fax: 0151 236 2569 e-mail: [andrew.scott@masonowen.com](mailto:andrew.scott@masonowen.com)

**mason owen**  
property consultants