



TO LET

34, BAILEY STREET, OSWESTRY, SHROPSHIRE, SY11 1PU

- Recently refurbished and spacious retail unit with ancillary space.
- Well located in a busy pedestrian area
- Potential for a variety of uses including retail, showroom or offices, subject to permissions.
- VIEWING: Celt Rowlands & Co. 01691 659659.

LOCATION

34 Bailey Street is a newly refurbished lock up retail shop prominently located on Bailey Street, which is a busy pedestrianised street connecting the town centre to the town market. It is very close to the Horse Market car park (147 spaces) and near to a number of public houses, estate agents and some independent shops. Bailey Street has a street market every Wednesday and Saturday.

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Prezzo, Home Bargains, Costa, Greggs, and most banks still operating. Excellent location on the A5, giving it fast access to the motorway network, Manchester, Liverpool and Birmingham.

A historic town with a vibrant town centre. Oswestry is also set in beautiful Shropshire Borderland countryside and offers many attractions and advantages. These premises are situated in a quiet, secluded position, but set off the prime part of Church Street in the town centre. Vehicular access off Church Street via an archway, opposite the popular Festival Square, now known for its cafes/bars with outside seating.

What3Words ///player.ties.stilted

DESCRIPTION

34 Bailey Street is a spacious retail unit with a good frontage comprising a principal retail area with storage and ancillary areas to the rear.

It has most recently been occupied as a charity shop (Age UK) who have redecorated the shop prior to vacating it.

Car parking is conveniently available in Horse Market which is a pay and display car park close to the property.

ACCOMMODATION

Ground Floor

Retail

(15.104m x 6.443 m max.) principal retail area with shop window fronting Bailey Street, small changing room or store.

Ancillary

(6.876m max x 4.656m)

This room has a kitchenette and rear door to a small yard.

Cloakroom

(1.301m x 1.229m)

Outside

Access is directly from Bailey Street, there is a rear door and a pedestrian route through to Leg Street.

SERVICES

We understand mains water, electricity, and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating C.

BUSINESS RATES

According to the Valuation Office Agency website, the property's listing from 1 April 2026 is as follows:

Description: Ground floor retail

Rateable Value: £14,250

LOCAL AUTHORITY

Shropshire Council

TENURE

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

GUIDE PRICE

£21,000 per annum

LEASE TERMS

Negotiable with preference given to minimum 3 year term, contracted out lease on fully repairing and insuring terms.

VIEWINGS

Strictly by appointment with the Sole/Joint Selling Agents:- Celt Rowlands & Co., 82 Willow Street, Oswestry, Shropshire. SY11 1AL. Tel: 01691 659659. Email: Oswestry@celtrowlands.com

TO MAKE AN OFFER

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

In addition, an Identity Search will be undertaken remotely on all parties proposing to purchase. Applicants will also be required to provide evidence of funding, in

addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 4 May 2026

Updated: XXXX

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