

Lot 40, 8/10 Church Street, Oswestry,

Shropshire SY11 2SP

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to J G Foods Limited (t/a Grape Tree)
- Lease until August 2031 (subject to option)
- Approximately 4,761 sq ft
- Central location in historic market town
- Nearby retailers including Boots the Chemist, Greggs, Prezzo, JD Wetherspoon, Home Bargains and Poundland.

Lot

40

Auction

15th December 2022

Rent

£22,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

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 located in close proximity to the Welsh and English border. The property is situated in the town centre on the eastern side of Church Street with nearby retailers including Boots the Chemist, Greggs, Prezzo, JD Wetherspoon, Home Bargains and Poundland.

Tenure

Freehold.

EPC

See legal pack.

Description

The property comprises a health food shop arranged on the ground and first floors.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

6 week completion.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	215.50 226.80	(2,320) (2,441)	J G FOODS LIMITED (2) (t/a Grape Tree)	10 years from 27/08/2021 (3)	£22,500	27/08/2026
Total		442.30	(4,761)			£22,500	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) Grape Tree currently trade from about 125 branches in the UK. For the year ending 31st December 2021, J G Foods Ltd reported a turnover of £34,162,537, a pre-tax profit of £1,407,421 and Shareholder Funds of £4,709,759 (Source: Companies House 27/10/2022; www.grapetree.co.uk)

(3) The lease provides for a tenant option to determine on 27/08/2026

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September 2020