



26,28,30,30a Bailey Street, Oswestry, Shropshire SY11 1PU

- Heritable freehold shop investment in a busy pedestrianised town centre location
- Let to Bonmarche Properties Limited on a lease until 2036
- Current rent reserved of £35,000 per annum
- Total accommodation of approximately 3,173sq ft (294.77 sq m)
- Price: o/o £275,000

LOCATION

Kirkcaldy is a historic former royal burgh and the second-largest town in Fife, situated on the east coast of Scotland approximately 26 miles north of Edinburgh and 30 miles south of Dundee. The town has a population of around 51,000 within the main settlement and serves a wider catchment of approximately 60,000 across the Kirkcaldy area, acting as a key retail and service centre for surrounding communities. The property benefits from excellent transport links. Kirkcaldy Train Station lies only 0.4 miles away and provides regular services to Edinburgh (around 45 minutes) and other destinations. The A92 offers easy access to the M90 motorway, connecting the town efficiently to the Central Belt and beyond. The High Street location is diagonally opposite an entrance to The Mercat Shopping Centre and close to a strong mix of national retailers including Boots, JD Sports, Vision Express, EE, Holland & Barrett and Pandora.

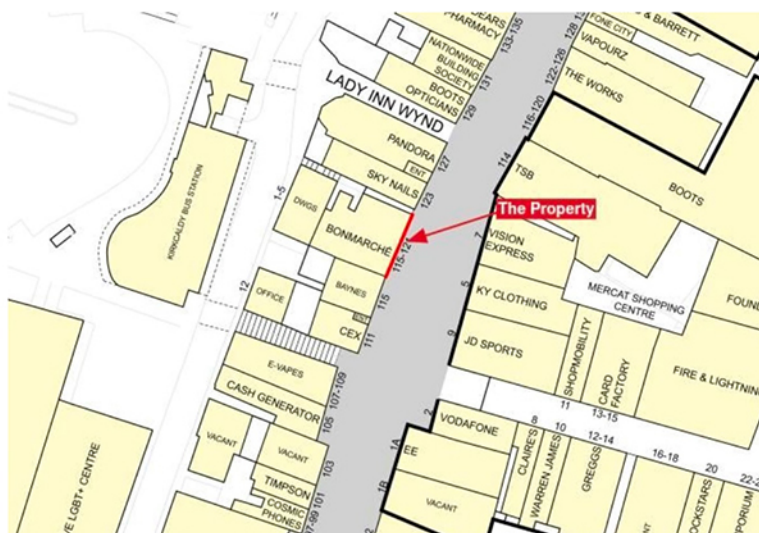
DESCRIPTION

The property comprises a substantial mid-terrace retail unit arranged over ground and first floors, forming part of a larger building (the remainder of which is excluded from the sale). It occupies a prominent position on the west side of the High Street in the heart of the pedestrianised town centre, benefiting from high footfall and strong surrounding retail activity. Internally the accommodation totals approximately 3,173 sq ft (294.77 sq m), comprising a large ground floor sales area of 2,571 sq ft (238.9 sq m) and first floor ancillary/storage space of 601 sq ft (55.87 sq m). The unit is currently configured for fashion retail use and benefits from a traditional shop frontage with good display windows.

AREA

The property provides a total net internal area of approximately 294.77 sq m (3,173sq ft) as follows:

Ground Floor – 238.9 sq m (2,571 sq ft)
First Floor – 55.87 sq m (601 sq ft)



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LEASE SUMMARY

The entire property is let to Bonmarche Properties Limited by way of an existing lease and a reversionary lease agreement that together provide income security until September 2036. The current rent is £35,000 per annum, with the next rent review due in 2031. The reversionary lease is subject to a tenant break option in the fifth year and is on an FRI basis (subject to a schedule of condition).

Bonmarche Properties Limited is a well-established UK womenswear retailer. For the year ended 25 February 2023 the company reported a turnover of £24,394,000, a pre-tax profit of £101,000 and shareholders' funds/net worth of £164,000. The business operates a significant network of stores nationwide and employs several hundred staff, providing a solid covenant for this high-yielding town centre investment.

SALE

The property is available on a freehold investment basis for o/o £275,000

V.A.T.

Figures quoted exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

LEASE & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.