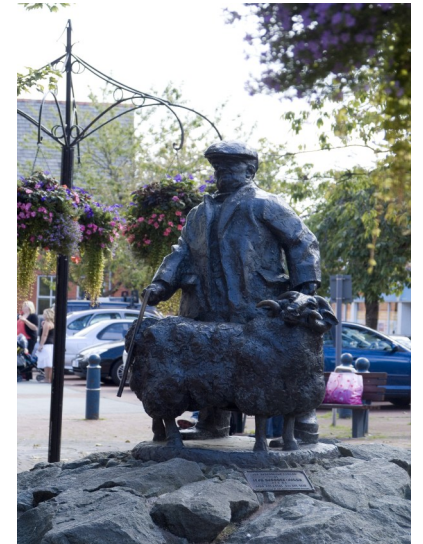


Oswestry: Town Centre Audit Analysis, 2025



Introduction

An audit of businesses operating in Oswestry's main shopping streets was undertaken in September 2025 as part of a longitudinal research study reviewing the vibrancy of Shropshire's main market towns and key settlements. Oswestry centre was first audited in August 2019 and again in September every year between 2020 and 2025. The objective of these audits is to provide a snapshot of the vitality of the town by investigating:

- The range and diversity of the retail offer
- The number and types of non-retail businesses operating
- The number and location of vacant properties
- The level of business churn—how many businesses are closing and opening each year
- Distinctive characteristics within the town, for example a strong tourism offer or a high penetration of “low end” traders
- The amount, location and type of domestic residences in the centre of the town

The research also aims to monitor change over time. The functionality of the High Street has been changing for some time, with internet shopping a key factor that has impacted. In September 2025, 27.2% of all retail sales were attributable to on-line purchases. Through 2020 and 2021 the coronavirus pandemic posed additional challenges to High Street businesses. The 2020 audits for all towns took place in September, following the first national lockdown. Non-essential retail and hospitality businesses were able to trade at this time (albeit with strict social distancing measures in place). The 2021 audits also took place when High Street businesses were able to trade. By 2022 High Streets were trading normally with no Covid-19 restrictions, but the cost of living crisis was gathering pace. Inflation was elevated in 2023, which also impacted people's spending power. Inflation has since fallen significantly, albeit still above the Bank of England target, but interest rates are comparatively high and economic confidence remains low.

Key Findings

- 340 commercial units, occupying 55,000m² gross floor space.
- Second largest centre in Shropshire behind Shrewsbury accommodating 13.5% of all Shropshire High Street traders.
- Relatively high number of stores per head of population at a rate of 18.7 units per 1,000 population (13 on average for Shropshire). Only Bishop's Castle, Ludlow, Bridgnorth, Church Stretton and Craven Arms have a higher rate than Oswestry.
- Average store size 162m² which is notably larger than the average across Shropshire (147m²) and third only behind Shrewsbury and Craven Arms.
- 347 residential premises in the main shopping area, giving a ratio of almost 1:1 commercial versus residential properties.
- Oswestry had a 16% business churn rate between the 2024 and 2025 audits, which is higher than the Shropshire average (13%). Since 2019, change in Oswestry has been in line with the Shropshire average.
- 10% of all commercial premises were vacant in 2025, which is aligned with the Shropshire average (11%) and below the national rate (13.5%).
- The number of vacancies fell by five in 2025 to 33. Despite this decline, there were still five more unoccupied premises in Oswestry in 2025 than there were in 2019.
- The highest proportion of commercial units is attributable to retail services (24%), with the number of operators in this classification having risen in each year since 2019.
- Comparison retail accounts for the second largest proportion of units (23%) but for the highest share of floor space (33%). 24% of commercial premises provide a retail service compared with 19% across Shropshire.
- There are comparatively few businesses operating in convenience retail (6%), although these account for a larger share of gross floor space (12%).
- Oswestry supports a significant number of finance, professional and business services providers—these account for 11% of all operators, with only Craven Arms and Shifnal having a higher representation.
- Restaurants and takeaways are slightly under-represented, accounting for 12% of units in 2025 (14% on average for Shropshire). Meanwhile, the proportion of commercial units allocated to tourism and leisure is on a par with the Shropshire average.

Methodology Statement

Only the main retail centre of the town was surveyed, as shown on Map 4.

Both retail and non-retail businesses will be operating in other parts of the town. In Oswestry, the Business Improvement District Area covers a substantially larger area (see Map 3).

All commercial premises within the defined area were audited, and classified as:

- Comparison Retail—defined as stores selling non-food/drink/tobacco products
- Convenience Retail—defined as stores selling food/drink/tobacco products
- Retail Service— defined as stores selling a service rather than a product, such as hair dressers or travel agents
- Financial & Business Services — for example, banks, solicitors, accountants, estate agents
- Health - including dentists, health centres, GP practices, alternative therapies
- Restaurants & Takeaways—including cafés and tea rooms
- Tourism & Leisure—hotels and public houses/bars as well as visitor attractions and cultural assets
- Education & Community Facilities—including schools, colleges, libraries, community centres
- Other Non-Retail
- Vacant

Gross floor space was matched to each premise using OS Master Map. It should be noted, that where two outlets shared the same premise (as shown on Master Map) an assumption was made that both occupied the same amount of floor space. For multi-storey buildings occupied by multiple businesses, it is assumed that all floors have the same gross space. Unless it is clear that a single business occupies more than one floor of a building, it has been assumed that it occupies only one floor. This means that in some cases, gross floor space may be under-estimated as some traders use upper floors for storage. No estimate relating to net floor space has been made.

Businesses occupying above ground floor level premises have only been included in this audit if their presence is clear from street level (by door signs or external hoardings for example). It is likely, therefore, that some non-consumer businesses operating in the area may have been missed.

Premises are assumed to have changed hands if their name or function has changed since the 2024 audit. In some cases though, ownership may be unchanged but the business has been rebranded or renamed.

An estimate of the number of domestic residences in the main retail centre has been made using OS LPI using all residential classification codes.

Retail Centre Hierarchy

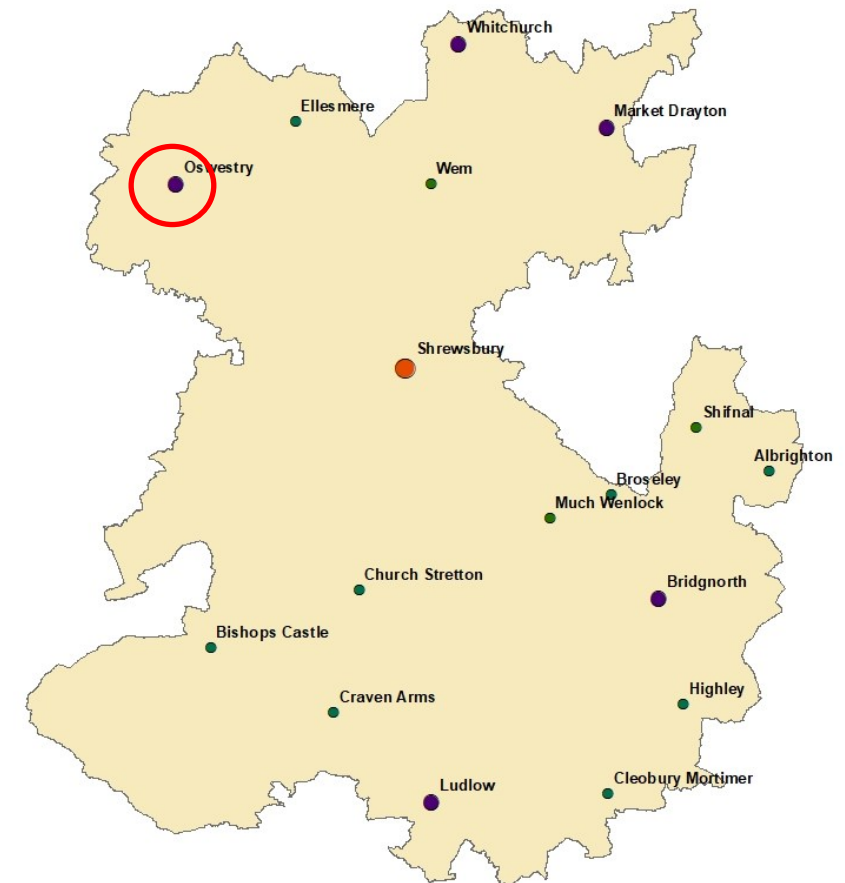
Town centres represent important employment, entertainment and shopping hubs for their local population and hinterland. They also represent an important component of the visitor economy.

However, not all centres have comparable functions. Larger centres tend to attract workers and shoppers from much further afield than smaller centres, and consequently offer a much greater volume and variety of retail trade and consumer and business services.

In order to benchmark Shropshire towns against each other in an appropriate manner, the following hierarchy has been adopted:

- Tier 1: Shrewsbury
- Tier 2: Bridgnorth
Ludlow
Oswestry
Market Drayton
Whitchurch
- Tier 3: Albrighton
Bishops Castle
Broseley
Church Stretton
Clebury Mortimer
Craven Arms
Ellesmere
Highley
Much Wenlock
Shifnal
Wem

Map 1: Shropshire's Main Retail Centres



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Oswestry is the second largest town in Shropshire, and also supports the second largest shopping centre, which caters not only for local residents, but for a hinterland which stretches into Wales.

About Oswestry

Oswestry is located in the north west of Shropshire close to the English-Welsh border. Today the town has a population of 18,200 (2024 ONS mid-year estimates) and 7,932 households (2021 Census). The town's population has grown by 3.5% since 2021. It is the second largest town in the county behind Shrewsbury.

Oswestry is on the A5, which provides a direct southerly link to the main Shropshire market town of Shrewsbury (18 miles). Taking the A5 north provides a direct route to North Wales and the port of Holyhead (88 miles). The A483 provides access north to Wrexham (15 miles) and south to Welshpool (15 miles). The A495 heads east from the town to take in Whittington (3 miles), Ellesmere (9.5 miles) and Whitchurch (21.5 miles). The total population within a 10 mile radius is 95,300.

Oswestry is not on the mainline rail network. The closest railway station is at Gobowen, approximately three miles away.

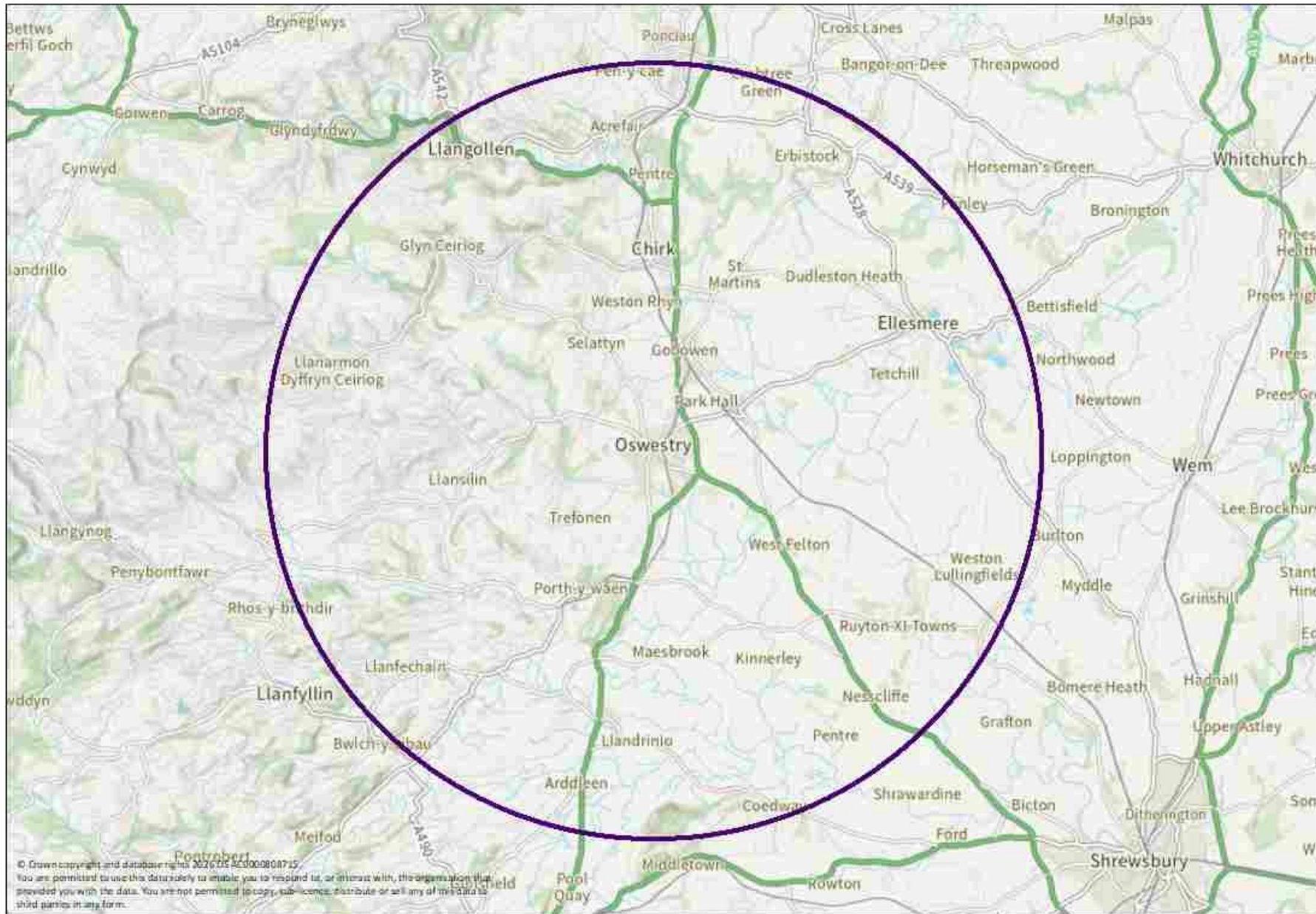
Oswestry is an important employment hub, second in size only to Shrewsbury. It provides approximately 7,100 jobs across the town council area (*ONS Business Register and Employment Survey, 2024*). Key sectors include:

- Retail (15.4% of jobs)
- Health (11.2% of jobs)
- Education (10.4% of jobs)
- Accommodation and Food Services (8.4% of jobs)
- Wholesale (7.7% of jobs)

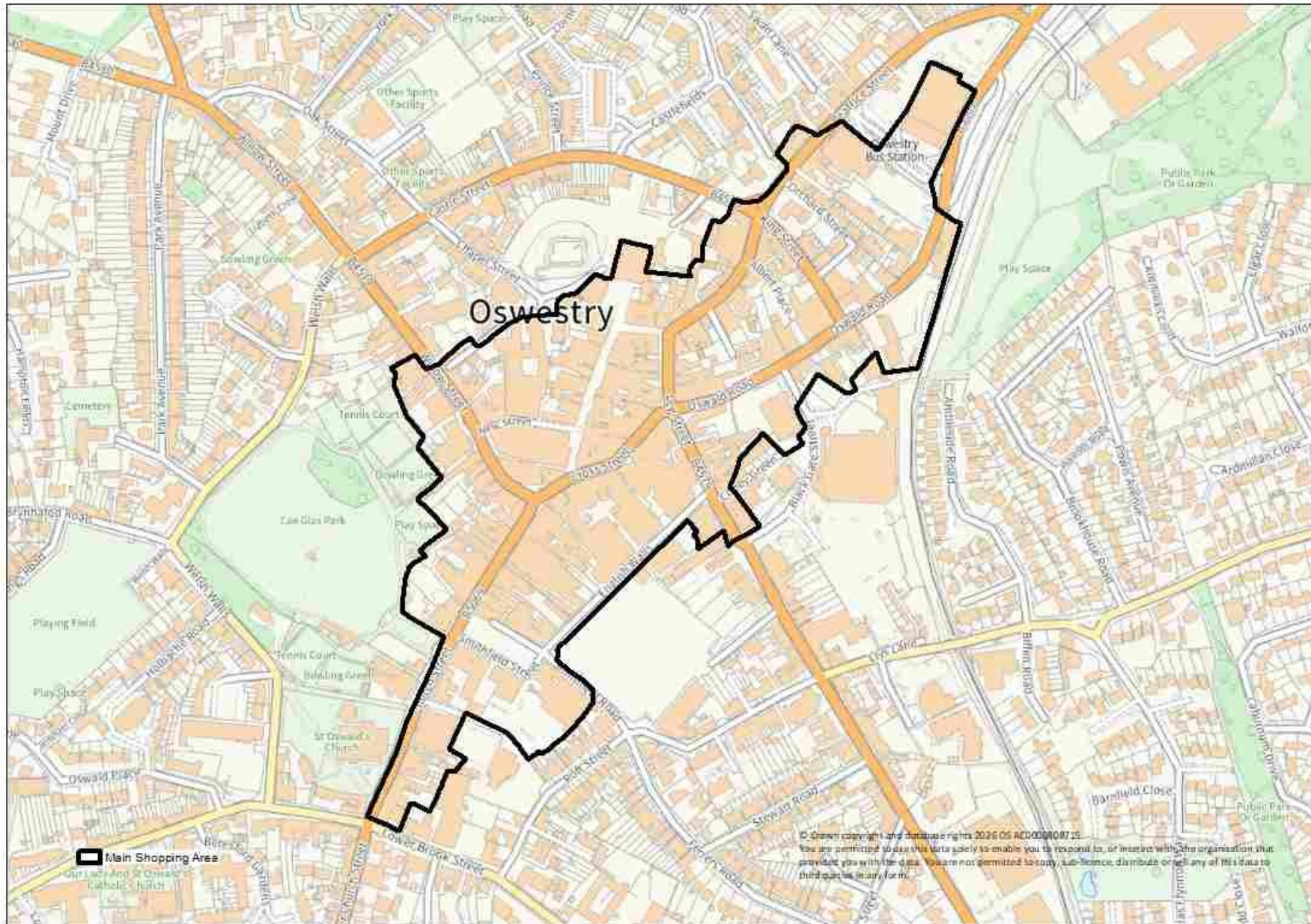
Overall, Oswestry town council area (depicted on Map 3) covers an area of 739 hectares. The main shopping area (depicted on Map 4) is much smaller than this, at around 14 hectares. This is nonetheless notably larger than the main shopping areas in Market Drayton or Whitchurch.

Today the town retains its vital function as a market town and shopping centre serving North West Shropshire and Mid Wales. The town comprises predominantly independent retail, although the centre is large enough to have attracted a number of chains, particularly in the comparison retail and financial and business service sectors. The main indoor and outdoor markets take place on Wednesdays, Fridays and Saturdays. The town is supported by the work of the Business Improvement District which is “a designated zone or area in which businesses benefit from a wide range of additional services over and above those funded through the standard commercial rates and council services”.

Map 2: Location of Oswestry showing 10 mile radius



Map 4: Main Retail Shopping Area and Survey Boundary



Key Audit Results

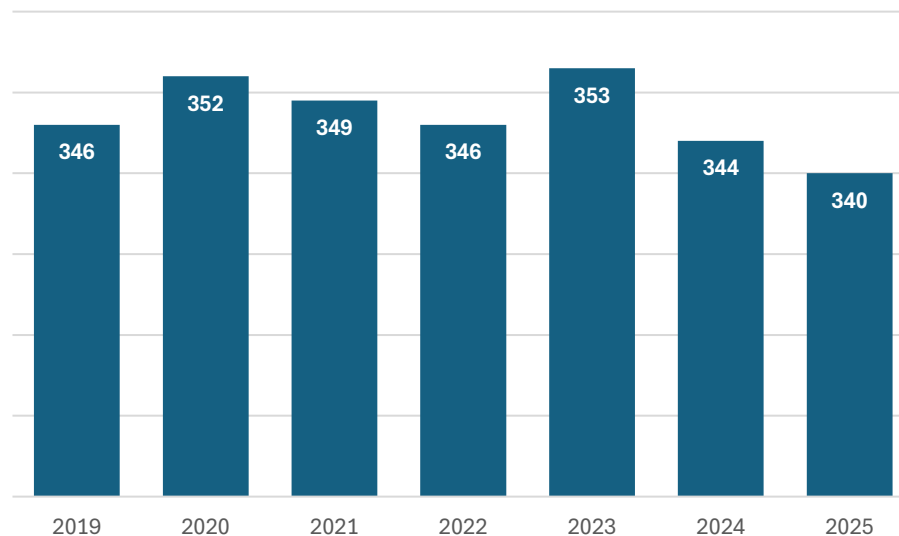
A total of 340 commercial premises are located within the Oswestry survey area. Oswestry town centre is the second largest in Shropshire behind Shrewsbury, and is notably larger than the other four tier 2 town centres. It has more than twice as many commercial operators as either Market Drayton or Whitchurch and around 50% more than either Ludlow or Bridgnorth. Total gross floor space within Oswestry is around 55,000m².

As shown on the adjacent chart, there has been some minor fluctuation in the number of identified commercial premises in Oswestry town centre since 2019. This may be due to operators which occupy non-ground floor premises being either more or less visible from street level when the audits were being undertaken and does not necessarily equate with a reduction or increase in commercial space. In 2024, nine premises were removed from the list of commercial units as they were not identifiable as commercial entities when the audit took place. In 2025, five units were reclassified as non-commercial, five new units opened and a further four were merged with adjacent premises to create bigger units.

The Oswestry businesses are primarily in Church Street (63 premises), Bailey Head and Bailey Street (49 premises), Beatrice Street (40 premises), Leg Street (36 premises), The Cross and Cross Street (36 premises) and Oswald Road (32 premises).

Gross floor space allocated to these businesses is almost 55,000m², split by street according to the adjacent table. The average store size is 162m² with units ranging in size from 10m² to over 2,000m². Compared with the other tier 2 retail centres in Shropshire, the average store size is large. Stores are notably smaller than average in Beatrice Street and Leg Street and are larger on Cross Street, English Walls and Oswald Road.

Chart 1: Number of Business Premises in Oswestry, 2019-2025



Note: Excludes permanent stall holders in Market Hall

Chart 2: Location of Business Premises in Oswestry, 2025

	% of Units	% of floor space
Bailey Head	2.0%	4.2%
Bailey Street	12.2%	12.2%
Beatrice Street	11.6%	6.7%
Church Street	18.3%	15.9%
Cross Street/The Cross	10.5%	12.4%
English Walls	5.8%	7.0%
Leg Street	10.5%	5.3%
Oswald Road	9.3%	13.7%
Willow Street	7.8%	6.9%
Other	10.8%	15.2%

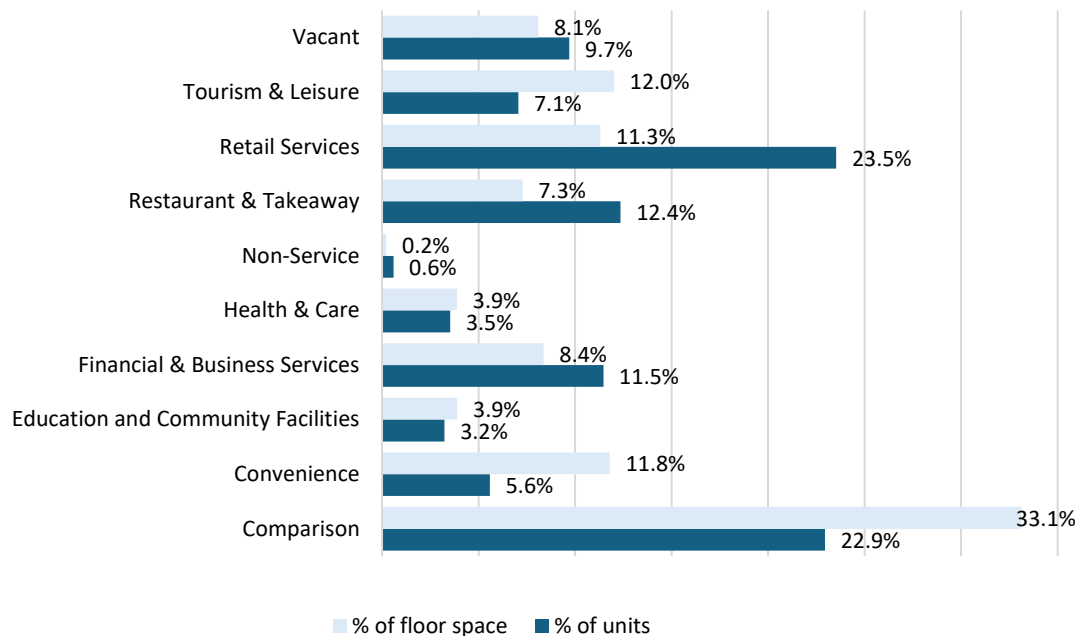
Business Classifications

The second highest proportion of the town centre in unit terms is allocated to comparison retail. There are 78 comparison retailers in the main shopping streets (excluding the market hall), which cover a combined gross floor space of over 18,200m². This is the equivalent of 22.9% of units and 33.1% of space. The proportion of units attributable to comparison stores is low compared to the other comparable market towns in Shropshire (albeit higher than in Market Drayton). However, in terms of floor space, the share allocated to this category is high due to the presence of some very large outlets (including Boots, Home Bargains, B&M Bargains).

Retail service businesses are also very well represented in Oswestry, especially in unit terms, with 80 stores operating (excluding stalls in the market hall). This is approaching a quarter of the total. These units tend to be smaller than average, and hence account for just 11.3% of gross floor space.

Restaurants and takeaways account for 12.4% of units and 7.3% of floor space, while tourism & leisure accounts for 7.1% of units and 12.0% of floor space. 11.5% of units (and 8.4% of floor space) is attributable to financial institutions and business service providers.

Chart 3: Breakdown of Oswestry Commercial Premises by Classification, 2025



A small proportion of outlets in Oswestry are attributable to the convenience retail, education & community facilities and health.

9.7% of units across the town centre are vacant, which is the equivalent of 8.1% of gross commercial floor space.

Change since 2024

The main change in the commercial offer in Oswestry since 2024 has been a decrease in the number of vacant units plus a notable decline in the comparison retail offer (five fewer stores trading). In addition, there were two fewer finance/business providers, one less restaurant/takeaway and the number of health and care providers reduced by one.

There were five additional businesses operating in tourism & leisure, four more retail services providers and an additional two convenience stores in operation.

It should be noted that there was some change in the number of business premises in 2025; hence numbers on the adjacent chart do not calibrate.

Chart 4: Change in Number of Units by Category, 2024/2025

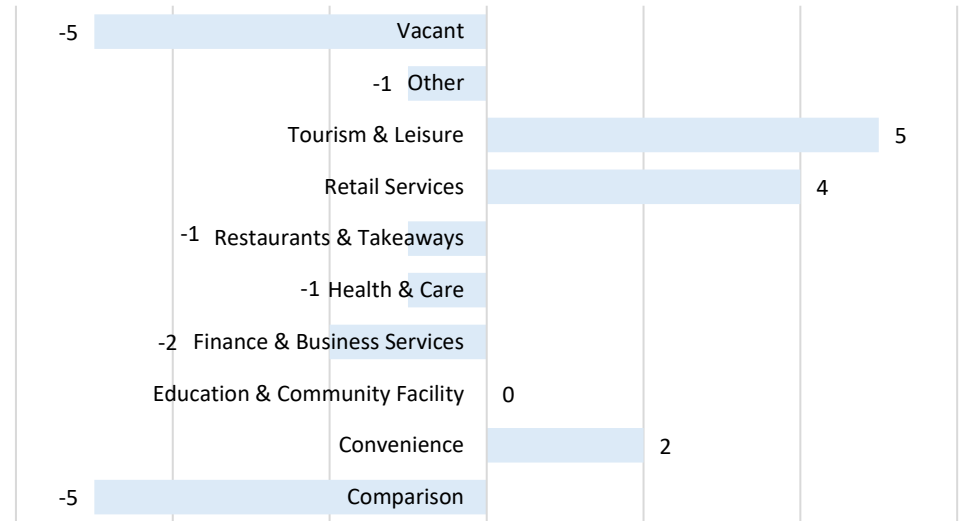
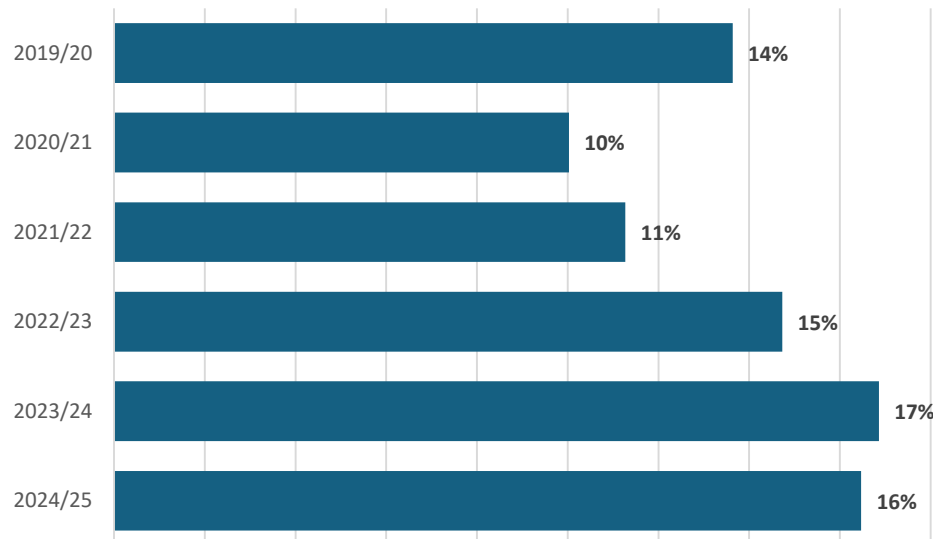
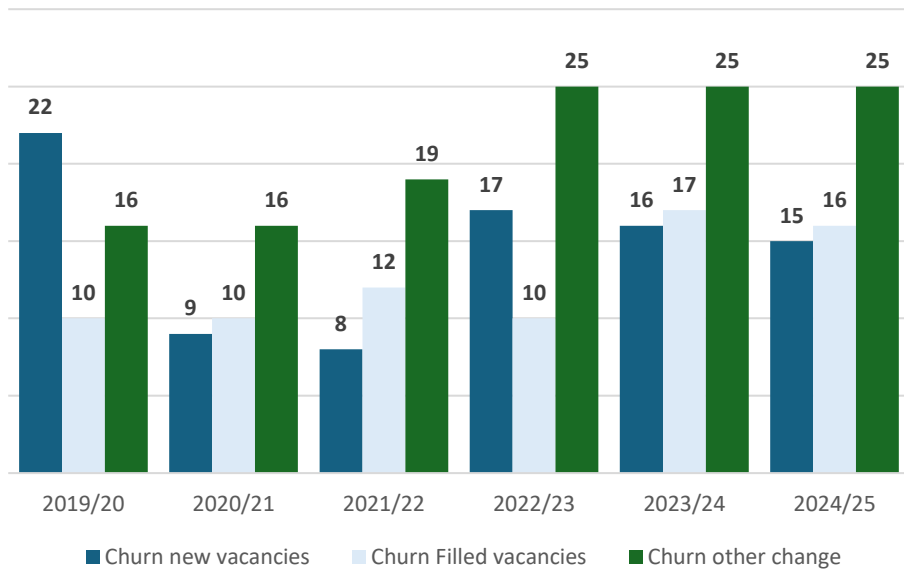


Chart 5: Level of Business Churn 2019-2025



Churn was been slightly lower than the Shropshire average between 2019 and 2022 but was elevated over the last three years in at 15% in 2023 (12% across Shropshire), 17% in 2024 (15% across Shropshire) and 16% in 2025 (13% in Shropshire). Across the 2019-2025 period, change in Oswestry has occurred at a very similar rate to the average for Shropshire.

Chart 6: Breakdown of Business Churn 2019-2025



27% of churn in 2025 was new vacancies emerging. This represents a slight decrease since 2024, when new vacancies represented 28% of all change. Meanwhile, the number of previously vacant premises fell slightly from 17 (2024) to 16 (2025).

Almost half of all churn has been attributable to other change in each of the last four years. This includes businesses changing hands, rebranding, relocating or changing purpose. Since 2019, 87 premises have become vacant compared with 75 previously vacant premises that have become occupied.

Comparison Retail

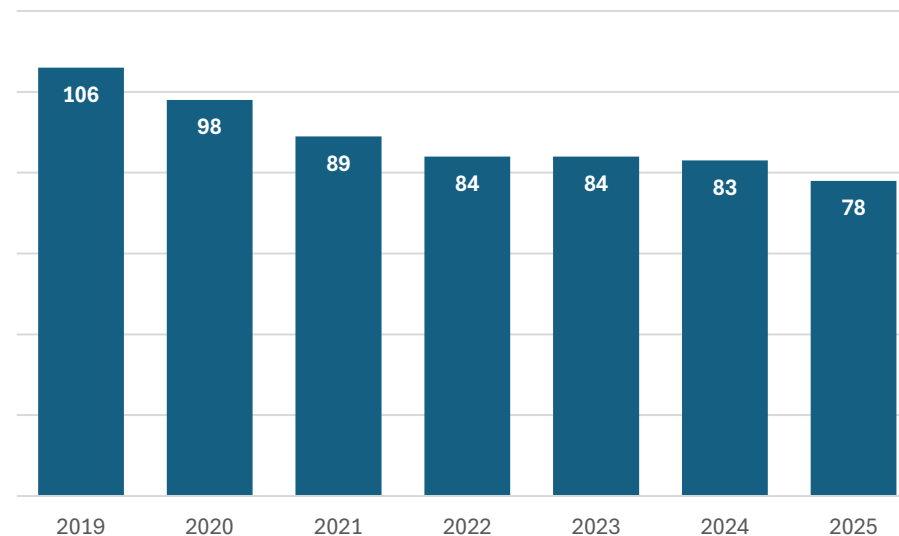
The largest proportion of commercial space is dedicated to the comparison retail category, and the classification also accounts for the second highest share of units. In 2025, 23% of units and 33% of gross floor space was filled by comparison retail. This is the equivalent of 78 stores accommodating gross floor space of over 18,200m². Overall the number of operators in this classification has fallen by 26% since 2019 (28 fewer outlets). The rate of decline slowed between 2022 and 2024 but picked up again in 2025 when five stores were lost. The amount of floor space designated to the comparison sector rose by over 2,200m² in 2024 due to the opening of The Range at the site of the former Morrisons in Station Road. This has offset the closure of some large stores in recent years including Wilko and M & Co.

The range of different comparison good stores is wide, and there is a balance between independents and national chains. There is also a significant comparison offer within the Market Hall, with many permanent stall holders offering some sort of comparison goods.

Within the town there are 12 stores offering clothing, shoes or accessories. The shops cater for men, women and children, and include small up-market boutiques as well as larger mass market outlets. Included are six clothing stores, four shoe shops and a sportswear retailer. The town's branch of M & Co closed between 2022 and 2023. This followed the closure of other major chain stores in earlier years including Edinburgh Woollen Mill, Dorothy Perkins and New Look. The main chains still trading include Majors, Peacocks, Clarks and Sports Direct, and most operators are now independent. A new bridal shop opened in 2025, while one clothes shop closed. Despite being a larger shopping centre, there are fewer clothes shops in Oswestry than in either Ludlow or Bridgnorth. The offer is, however, augmented by stalls on the market which sell clothing and/or accessories.

More than one in ten outlets is a charity store, with 11 units trading. Most of these are national charities (Barnados, British Heart Foundation, Salvation Army, Age UK, British Red Cross), but more local charities are also represented (Hope House, Nightingale House, Severn Hospice, the Rural Charity). An additional charity store opened in 2024—this has been the only change in the charity sector in Oswestry since 2021.

Chart 7: Number of Comparison Retailers 2019-2025

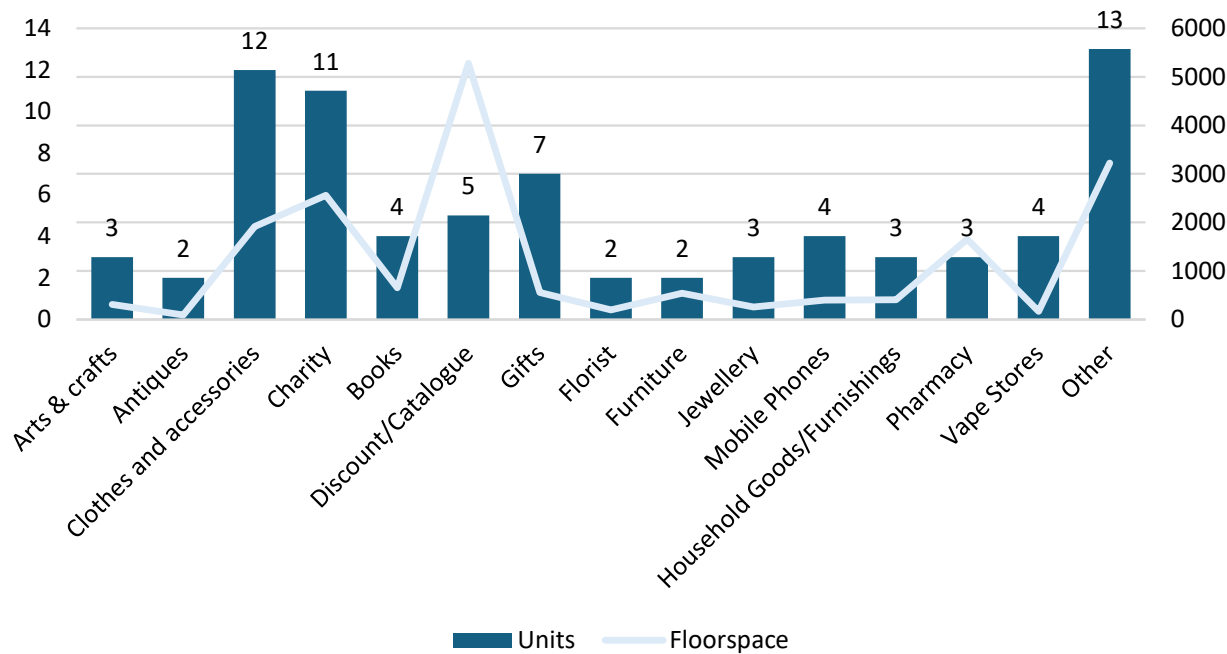


There are five discount/catalogue stores in Oswestry, with these accounting for almost 30% of comparison retail floor space against their 6% share of units. These are all chains. Three of the largest stores in the town (Home Bargains, Pound Land and B&M Bargains) operate in this sub-category. The average size of discount stores is much larger than the classification average (1,055m² compared with 220m²). The offer was reduced by one in 2023 with the closure of the town's branch of Wilko. This followed the closure of the town's stand-alone Argos store between the 2021 and 2022 audits. No change was recorded in the sub-sector in 2024.

Also very well represented in Oswestry are mobile phone stores, of which there are four (two fewer than in 2024). There are seven gift shops, four vape stores, three jewellery stores, two antique shops and four book shops (one incorporating a café). There are also two florists, two furniture shops, three pharmacies, three household goods/furnishing stores and three arts and craft stores

The Range variety store opened in 2024 in the premises that was vacated by Morrisons in 2020 and which had been vacant ever since.

Chart 8: Breakdown of Comparison Retail by Type, 2025



Convenience Retail

There are 19 convenience stores within the main shopping area of Oswestry. This is five fewer than in 2023 but does represent an increase of two over the last year. They account for 12% of floor space against a share of just 6% of units, meaning that the average size of units in this classification is about twice the size of the overall average for businesses within Oswestry town centre. The reason for this is the presence of some large supermarkets within the principal shopping area.

As well as the town centre stores, there are also permanent stall holders offering convenience produce in the Market Hall. While these are not included within the figures, the market itself is included as a convenience operator.

Map 5: Location of Oswestry's Main Convenience Stores

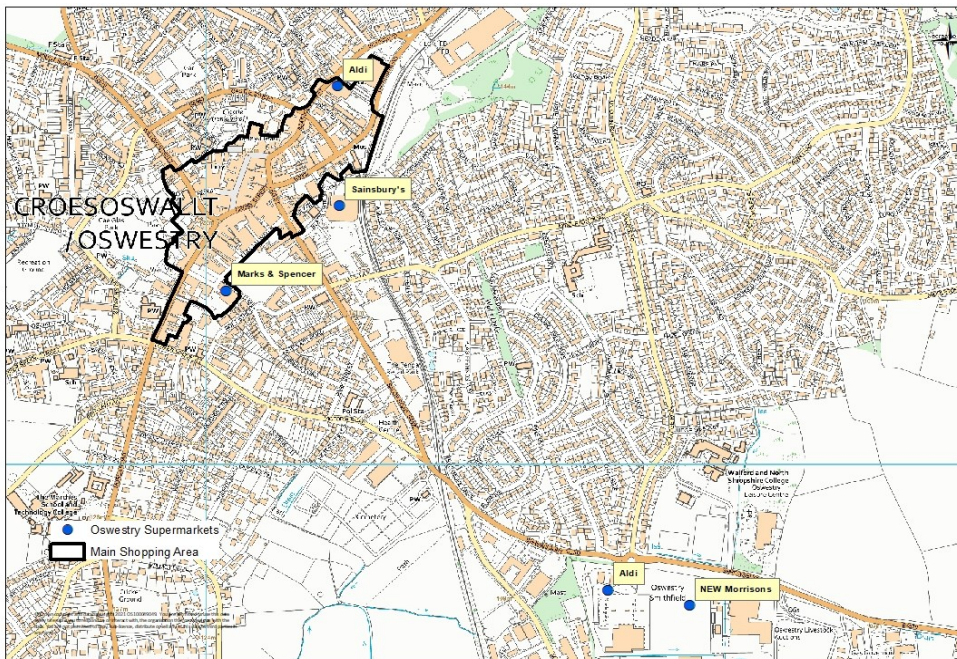
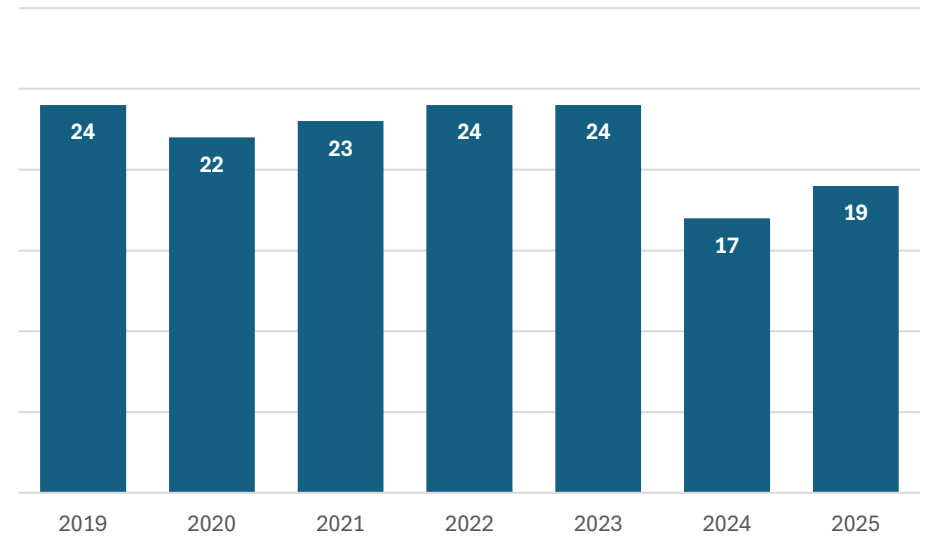


Chart 9: Number of Convenience Retailers 2019-2025

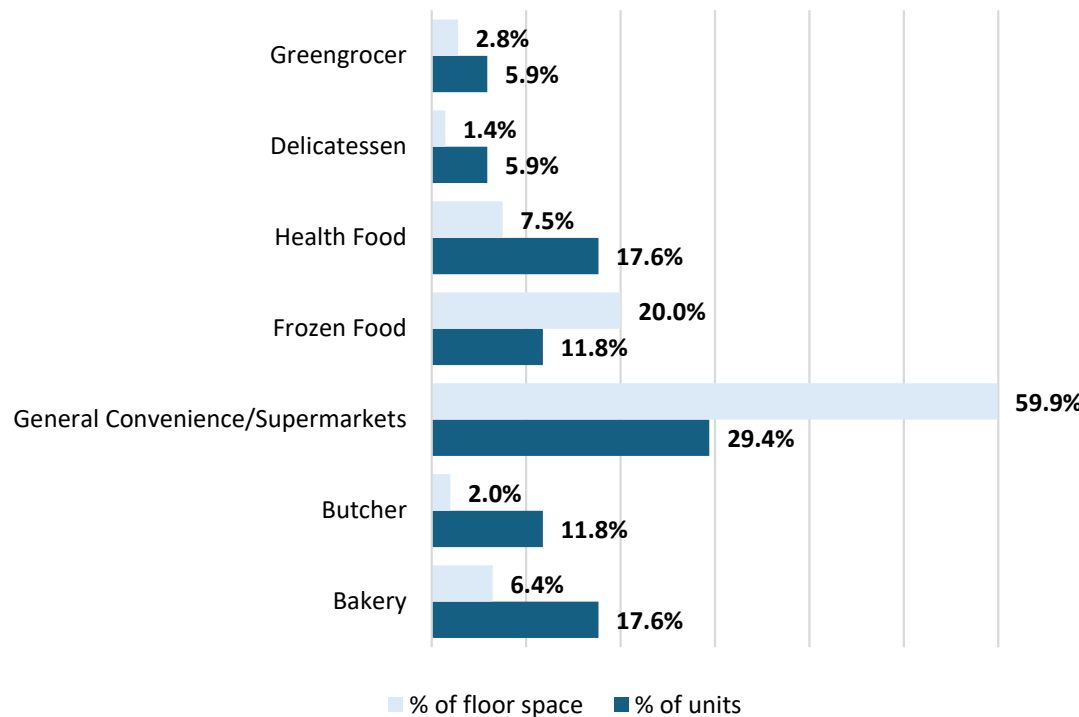


Between the 2019 and 2020 audits, the town centre Morrisons closed, with a new store opening outside the main retail centre. The former site was vacant until The Range took occupancy between the 2023 and 2024 audits. This leaves Aldi and Marks and Spencer Food with a presence in the centre. Like the other two tier 2 Shropshire towns in the north of the county (Market Drayton and Whitchurch) the main supermarkets serving the town are now located outside the main shopping area. As shown in the adjacent map, Aldi and Sainsbury's as well as Morrisons operate a store outside the centre.

As well as the main supermarkets, there are also three other general convenience stores in the centre of Oswestry (including the market). These stores account for 29% of the convenience offer in unit terms and for 60% of floor space. The town centre is also home to three butchers, three health food stores, three bakeries and two frozen food outlets. There is also two delicatessens and a greengrocer. The indoor market hall also has a strong convenience offer (not included in the chart below).

Between the 2024 and 2025 audits the town gained a baker, a butcher and a new convenience store. One bakery closed following the retirement of the owners.

Chart 10: Breakdown of Convenience Stores by Type, 2025



With the exception of the supermarkets, most operators in the convenience retail category are independent, although the chains Greggs, Heron Food, Grape Tree and Iceland are all present.

Restaurants & Takeaways

12% of units in Oswestry are attributable to restaurants and takeaways, with this category accounting for a lower proportion of gross floor space (7%).

The number of operators in this sector has fluctuated slightly since 2019, falling slightly post-pandemic, but recovering with the opening of two new outlets in 2023. There was one fewer operator in 2024 compared with 2023 but there was strong growth in 2025, with four new businesses starting up. The number of units allocated to restaurants and takeaways remains typical for a town the size of Oswestry.

The 42 units are split between cafés (36%), restaurants (26%) and takeaways (38%). Takeaways account for a lower share of floor space (26%) while restaurants have a disproportionately high share of floor space (45%).

Chart 11: Number of Restaurant/Takeaway Units, 2019-2025

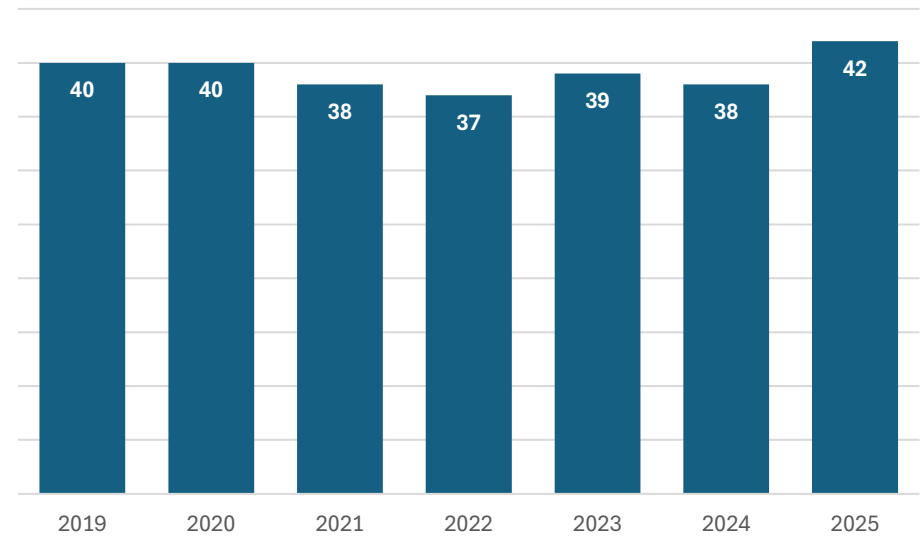
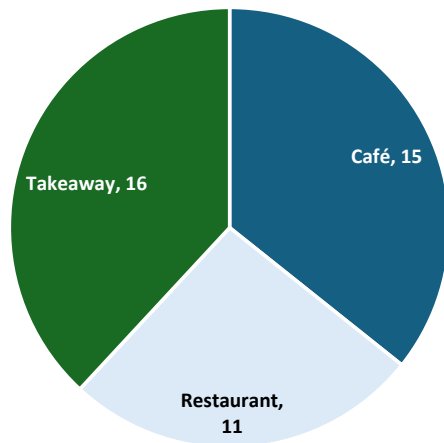


Chart 12: Breakdown of Restaurant/Takeaway Units by Type, 2025



There is also a comparison store (book shop) which incorporate a café. One of the bakeries also includes a café. The range of cuisines on offer at the Oswestry restaurants includes Thai, Chinese, Indian, Italian and modern British. In terms of takeaways, there is a range of Indian, Chinese, pizza, kebab and fish and chip outlets. Although most outlets in this category in Oswestry are independent, there is a Costa Coffee shop and a Prezzo Italian restaurant.

There are also café/takeaways operating stalls within the Market Hall. These are not included within the figures opposite.

Tourism & Leisure

Also within the hospitality sector, there are 16 public houses and bars. These take up almost 3,000m² gross floor space, the equivalent of over 5% of all floor space in the town. One of the town's pubs closed in 2025. Additional facilities may be available in the market hall (not included in the table below). Oswestry's status as the largest of the tier 2 retail centres in Shropshire is evidenced by other tourism and leisure facilities that the town has to offer. Although there is only one hotel (the Wynnstay, which has 31 bedrooms and has four stars), there are three museums (the Oswestry Town Museum, Qube Museum and Art Gallery and the Cambrian Railway Museum). There are also other leisure facilities that are absent from the smaller towns in the same hierarchy, including a gym, a night club and an amusement arcade. At least one of the public houses offers guest accommodation.

Outside the town centre, Oswestry has both a Premier Inn and a Travelodge.

Chart 13: Oswestry Town Centre Tourism & Leisure Offer, 2025

	Units	Floor Space (m ²)	Average Size (m ²)
Public House/Bar	16	2,976	186
Hotel	1	1,060	1,060
Museum	3	1,574	525
Visitor Attraction	1	564	564
Amusement Arcade	1	137	137
Night Club	1	198	198
Gym	1	100	100
Total	24	6,608	274

Health

There are 12 operators in the health sector in Oswestry town centre, with a combined floor space allocation of over 2,100m². There are four massage parlours (one Chinese), two dentists, a GP practice, a treatment centre, a chiropodist, two care agencies and an alternative therapy provider.

Finance & Business Services

There are 39 commercial operators in the finance and business services arena in Oswestry town centre, accounting for around 4,600m² of gross floor space. This represents a decline of two over the preceding year but an increase of seven since 2019.

Chart 14: Number of Financial/Business Service Providers, 2019-2025

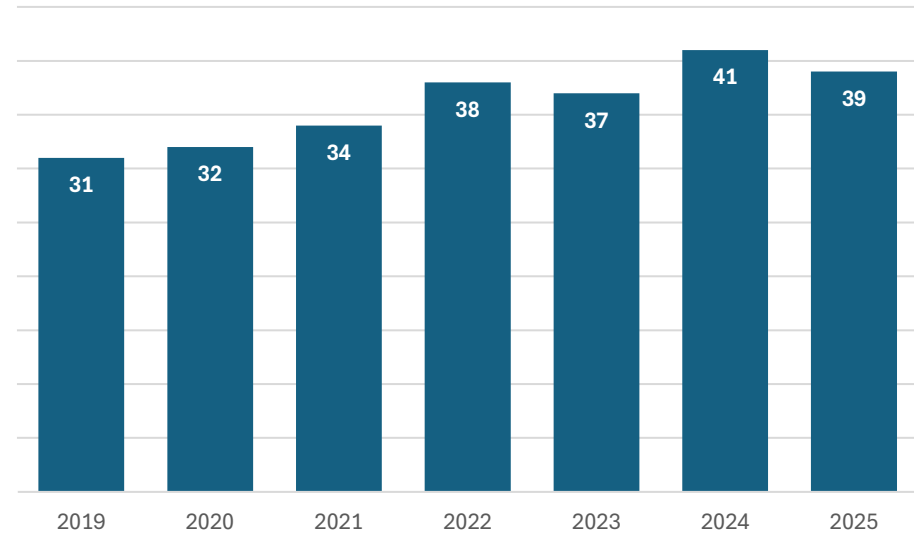
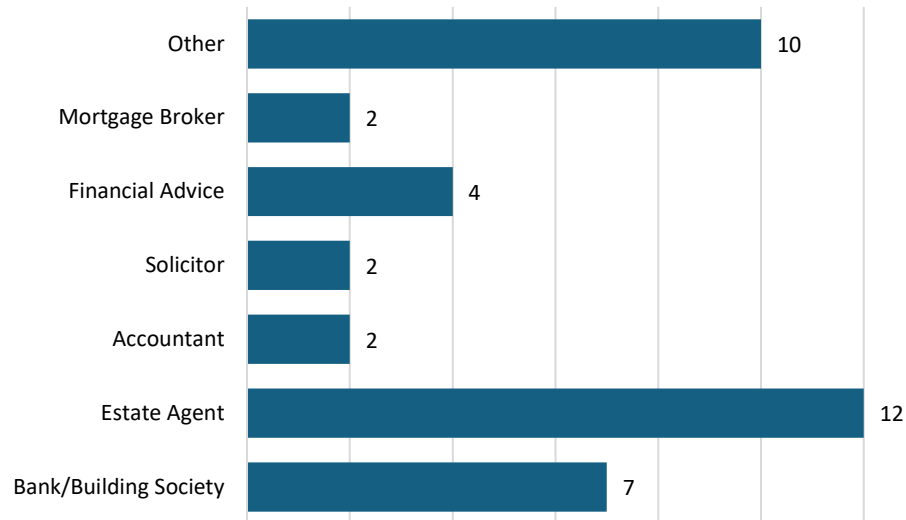


Chart 15: Number of Finance & Business Service Providers by Type, 2025



Included within this classification are four banks (Nat West, HSBC, Santander and Lloyds TSB) plus three building societies (West Brom, Nationwide and Principality). The town's branch of Barclay's closed between the 2022 and 2023 audits while the Halifax branch closed between the 2024 and 2025 audits.

There are two accountants and 12 estate agents as well as four financial advisers, two mortgage brokers and two solicitors.

Also included within this classification are an employment agency, an insurance broker and a job centre.

Retail Services

In 2025, there were 80 retail services businesses in Oswestry, which represents approaching a quarter of all commercial operators in the town. There are now more retail service businesses in Oswestry than any other classification. The businesses take up 6,200m² of floor space, which is 11% of the town's total commercial space. The number of units in this classification has risen from 65 in 2019 which represents an increase of 23%. There are retail services providers in the Market Hall; these are not included in the chart opposite.

Chart 16: Number of Retail Service Businesses, 2019-2025

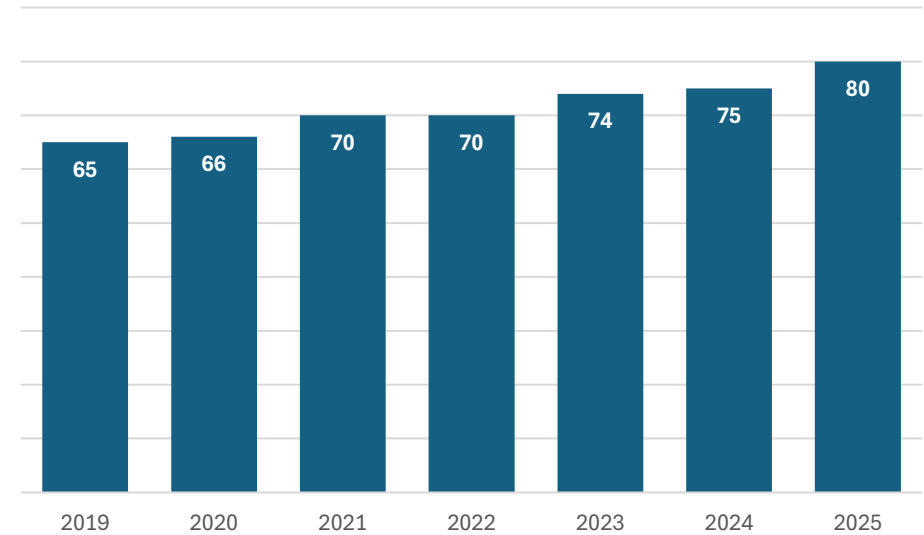
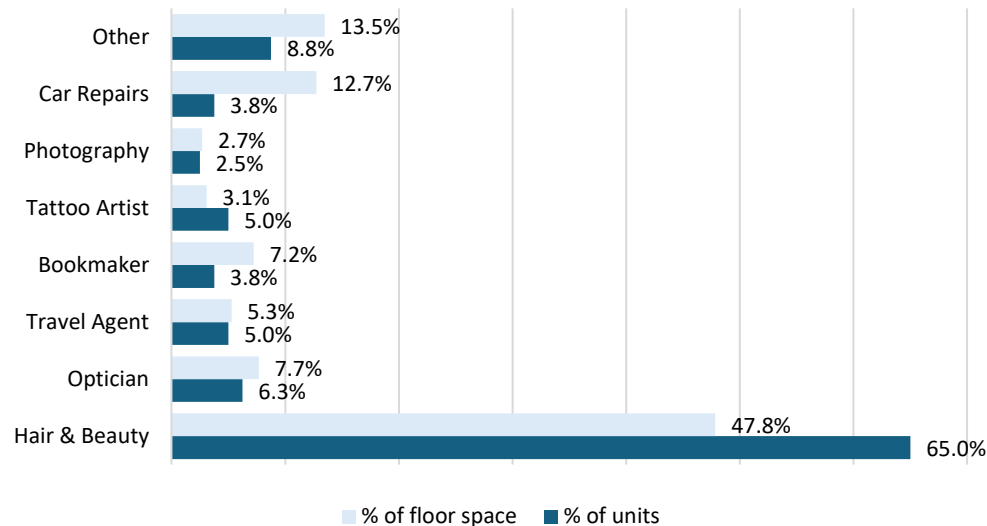


Chart 17: Breakdown of Retail Services by Type, 2025



Although the range of services provided is wide, a very high number of operators are in the barber and hair/beauty salon classification, with these together representing 66% of units and 48% of floor space. There is a range of barber shops, unisex hair salons, nail bars and beauty parlours. The town's branch of Toni and Guy has closed since the 2022 audit. There are also hair dressers represented in the Market Hall.

In addition, there are five opticians (including the chains Vision Express and Specsavers), four travel agents (including a branch of Hays), three bookmakers (Coral, Bet Fred and Corbett), two tattoo artists, two photographers and three car repair outlets.

Other operators include a post office, a shoe repairer and a furniture restorer.

Vacant Units

10% of Oswestry town centre outlets are vacant (8% of gross floor space). This is lower than Market Drayton, Shrewsbury, Bridgnorth and Ludlow, but marginally higher than Whitchurch. It is also aligned with the Shropshire average (11%) and compares favourably with the vacancy rate nationally which stood at 13.5% in the third quarter of 2025 according to BRC (data relating to high streets only). The size of vacant units ranges from 25m² to over 756m².

The number of vacant units rose significantly in 2020 from 28 to 40. In 2021, there was one fewer vacancy than there had been in 2020 and the number reduced by a further three in 2022. The uptick in vacant premises that was recorded in 2023 was reversed in 2024 and the downward trend continued into 2025 with the number of unoccupied premises falling by a further five.

Chart 18: Number of Vacant Premises, 2019-2025

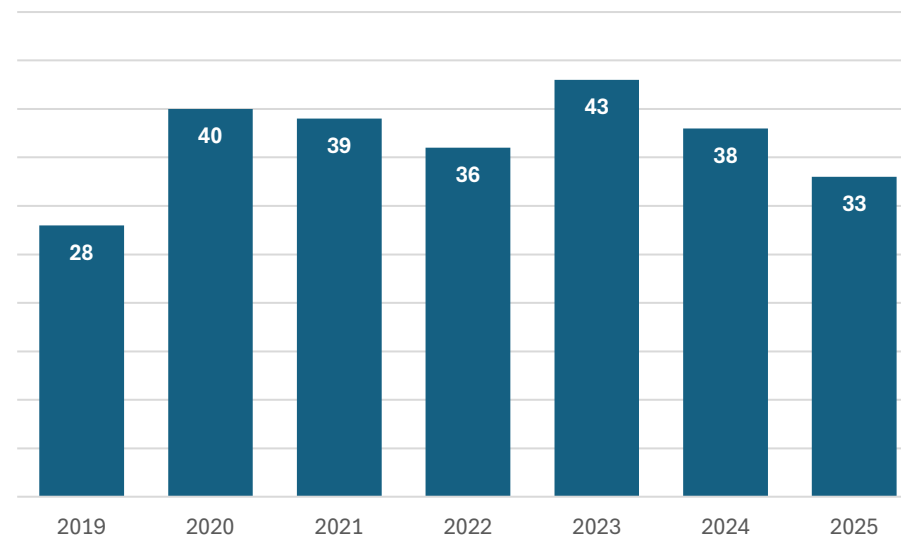


Chart 19: Vacancy Rates by Street, 2025

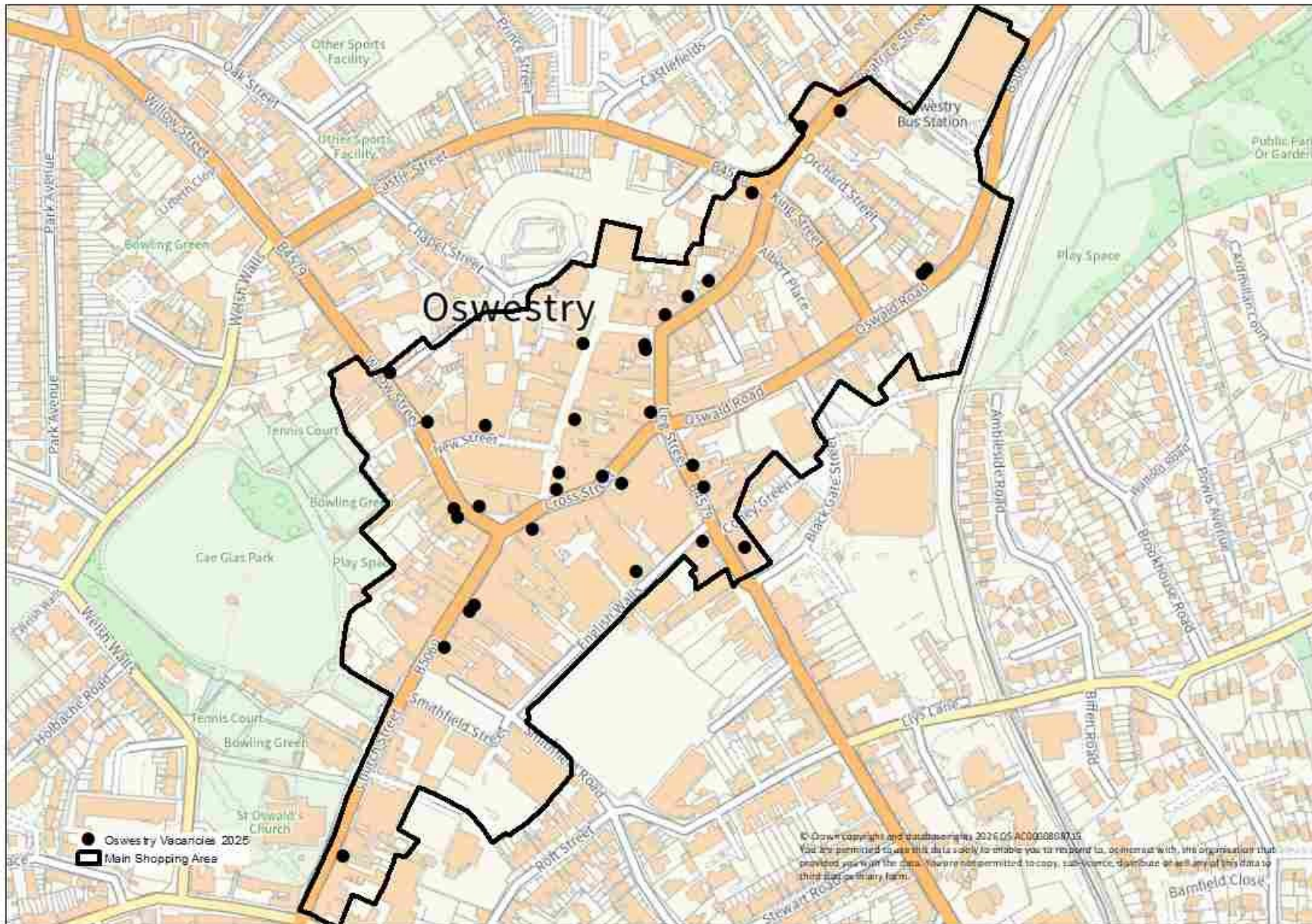
Street	Vacancy Rate	% of all Oswestry Vacancies
Bailey Head	0.0%	0.0%
Bailey Street	7.1%	9.1%
Beatrice Street	15.0%	18.2%
Church Street	6.3%	12.1%
Cross Street/The Cross	16.7%	18.2%
English Walls	5.0%	3.0%
Leg Street	11.1%	12.1%
Oswald Road	6.3%	6.1%
Willow Street	14.8%	12.1%
Other	8.1%	9.1%

The table opposite shows the location of Oswestry vacant premises by street. The highest proportion of vacant commercial premises in Oswestry are located in Cross Street/The Cross and on Beatrice Street, at approaching a fifth each. Church Street, Leg Street and Willow Street also account for more than a tenth of vacant premises each.

In terms of vacancy rates, the rate is highest in Cross Street/The Cross, and also exceeds the town's average in Beatrice Street, Leg Street and Willow Street.

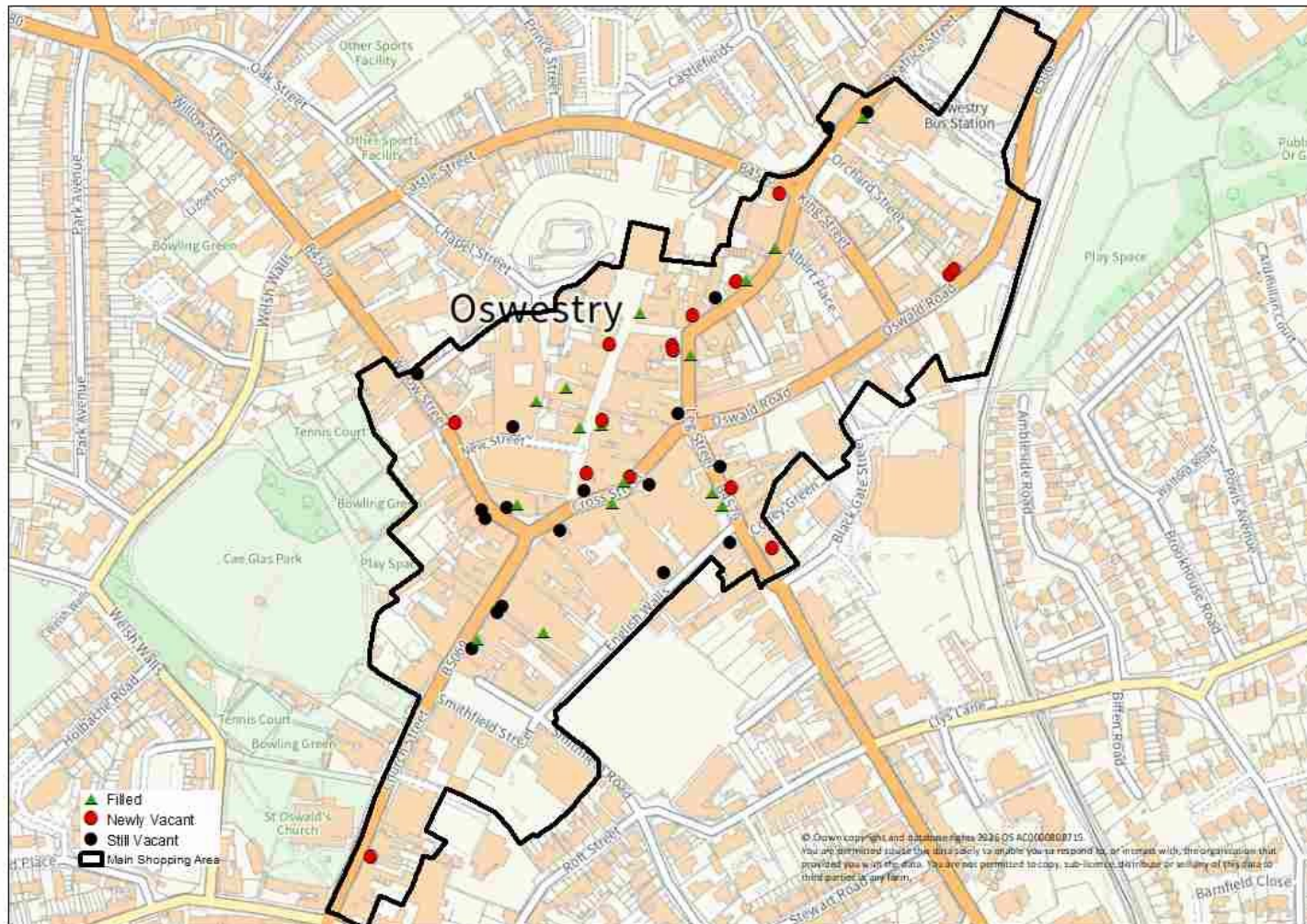
In 2025, 45% of all unoccupied premises had become vacant between the 2024 and 2025 audits. 12% of units have been vacant since 2020, while two units (6% of 2025 vacancies) have been empty since at least 2019. One long-standing vacancy was filled in 2024 when The Range took occupancy of the former Morrisons store on Station Road.

Map 6: Location of Vacant Commercial Premises, 2025



The number of vacant units in Oswestry fell by five in 2025 in relation to 2024 to 35. Of these, 15 had become vacant since 2024, while 20 had already been vacant for at least a year at the time of the 2025 audit. 16 units that were vacant in 2024 had been filled by 2025. Some units that were marked as vacant in 2024 were removed from the commercial premises list in 2025 as they were not identifiable as commercial at the time of the audit.

Map 7: Change in Location of Vacant Commercial Premises, 2024-2025



Residential Premises

Although the town centre contains concentrations of commercial enterprises, there is also a significant amount of residential property within the main shopping centre. In total, 347 residential premises are located in the audit area, of which the majority are flats (275 or 79%) which are largely located above retail or other commercial outlets. There are 61 terraced houses in the area, which is the equivalent of nearly a fifth of all housing stock in the town centre. There is a cluster of terraced housing towards the north end of Beatrice Street and along Orchard Street and Albert Place. At the other end of the town centre, there are also some terraced properties at the southern end of Church Street. There are 10 semi-detached homes in the town centre, again mainly on Beatrice Street. There is just one detached premise in the area. There are 31 more residential flats in the town than there were in 2019.

Map 8: Location of Residential Premises in Oswestry Town Centre

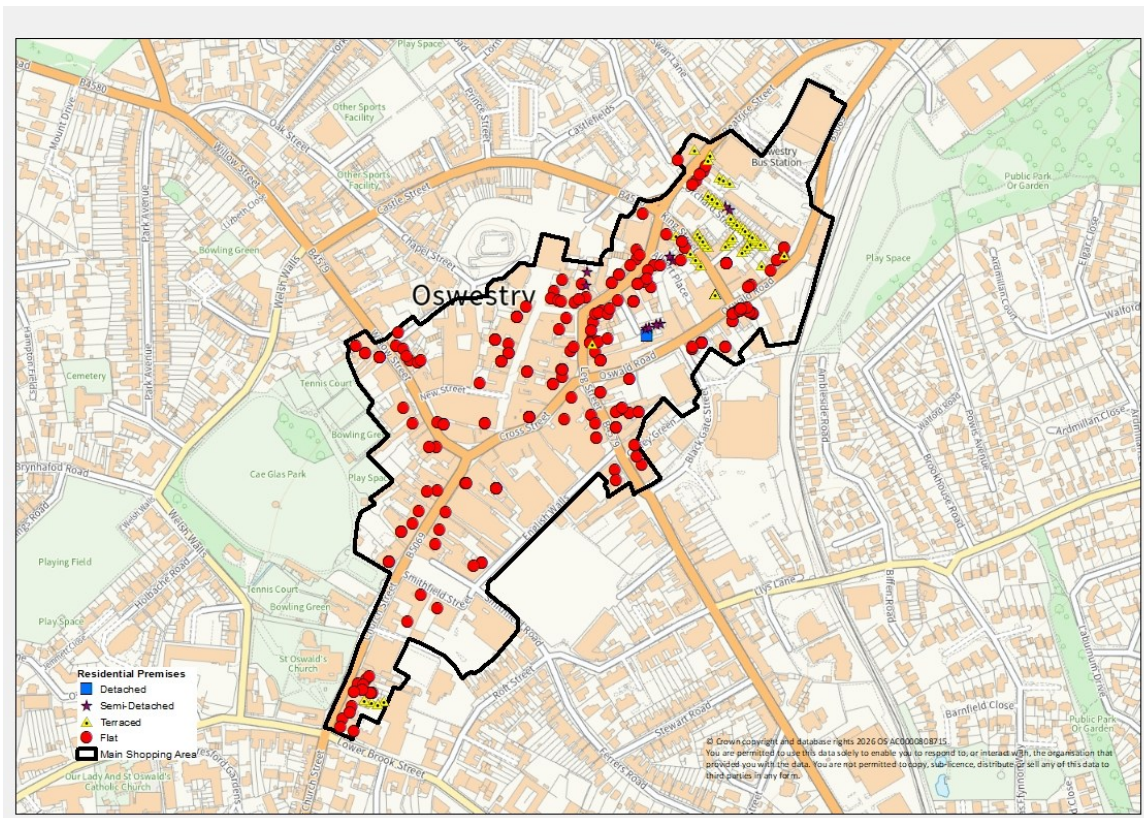


Chart 20: Breakdown of Residential Properties by Type

