# **TO LET PRIME SHOP UNIT ALL ENQUIRIES** Specsavers Audiologists Opticians pharma clothing



RENT: £33,500 PER ANNUM (EXCLUSIVE)

## PROMINENTLY LOCATED SHOP UNIT IN THE SOUGHT AFTER TOWN OF LUDLOW 33 THE BULLRING, LUDLOW, SHROPSHIRE, SY8 1AA

- Prominently located in the town centre of Ludlow fronting onto The Bullring
- Located in a sought after town centre
- Total Net Sales Area on Ground Floor 1,293 ft sq (120.1 m sq)
- First and second floor accommodation
- Suitable for a variety of uses

## **PRIME SHOP UNIT**

#### LOCATION

The property is prominently located fronting onto The Bullring in the sought after town of Ludlow. The property is located in a prime location in the town with surrounding occupiers including Boots, Joules, Corals and Strutt and Parker.

Ludlow is a sought after, established market and tourist town, with a population of circa 11,000. It was voted in The Times as one of the loveliest towns to live in. Ludlow has a reputation for the quality of its food and drink, boasting excellent bars and restaurant, encouraged by the area's abundance of quality producers.

LUDLOW



## **PRIME SHOP UNIT**



#### DESCRIPTION

The property comprises of a lock up shop unit with a glazed shop front onto The Bull Ring.

The property is arranged to provide a Total Net Sales Area of approximately 1,293 ft sq (120.1 m sq) on the ground floor and first floor accommodation arranged as stores and welfare facilities with Total Net Internal Floor Area of approximately 968 ft sq (89.91 m sq) and second floor accommodation arranged as stores with a Total Net Internal Floor Area of approximately 487 ft sq (45.25 m sq).

The property is understood to be Grade 2 Listed and benefits from servicing at the rear of the property.

#### ACCOMMODATION

(All measurements approximate)

	SQ FT	M SQ
GROUND FLOOR		
Total Net Sales Area	1,293	120.1
Total Net Sales Area	1,235	120.1
FIRST FLOOR		
Office 1	70	6.48
Stores	261	24.28
Office 2	88	8.17
Stores 2	232	21.53
Staffroom	229	21.28
Toilet		
SECOND FLOOR		
Landing		
Stores 3	232	21.60
Stores 4	254	23.65

#### 01743 450 700

## **PRIME SHOP UNIT**

#### PLANNING

Prospective tenants should make their own enquiries relating to the property.

The property is understood to have planning consent for Use Class E (Retail ) of the Town and Country Use Classes Order1987.

The property is understood to be Grade 2 Listed.

EPC In the process of preparation

#### TENURE

The property is offered to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at 3 yearly intervals.

#### RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2020/21)	£27,250
Rates Payable (2020/21)	£13,379

However, interested parties should make their own enquiries to the local authority.

EPC To order



## **PRIME SHOP UNIT**



#### SERVICES

(Not tested at the time of inspection)

Mains water, electricity and drainage are understood to be connected to the property.

#### RENT

£33,500 per annum (Exclusive) to be paid quarterly in advance by standing order

#### RATEABLE VALUE

We have made non-verbal enquiries to Shropshire Council and can confirm the following:

 Rateable Value (2022/23):
 £21,500

 Rates Payable (2022/23):
 £10,729

#### LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in respect of the granting of the lease.

#### VAT

The property is understood to be elected for VAT and therefore VAT will be payable on the rent.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

#### 01743 450 700

## **PRIME SHOP UNIT**







VIEWING Viewing via the letting agents:

James Evans 07792 222 028 E: james.evans@hallsgb.com

Harriet Shakeshaft 07538 912 096 E: <u>harriets@hallsgb.com</u>

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