

TO LET
ALL ENQUIRIES

PRIME SHOP UNIT



RENT:
£33,500
PER ANNUM
(EXCLUSIVE)

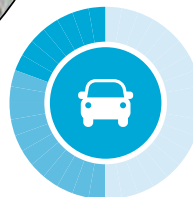
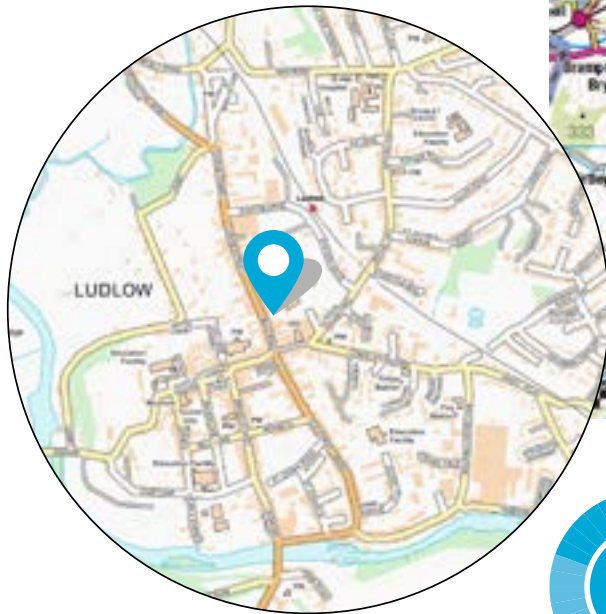
PROMINENTLY LOCATED SHOP UNIT IN THE SOUGHT AFTER TOWN OF LUDLOW
33 THE BULLRING, LUDLOW, SHROPSHIRE, SY8 1AA

- 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

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.



SHREWSBURY
30 MILES
HEREFORD
24 MILES
BIRMINGHAM
41 MILES



BIRMINGHAM AIRPORT
59 MILES
LIVERPOOL AIRPORT
95 MILES
CARDIFF AIRPORT
94 MILES



SHREWSBURY
33M*
HEREFORD
28M*
BIRMINGHAM
1H 36M



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)

	SQFT	MSQ
GROUND FLOOR		
Total Net Sales Area	1,293	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

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 Order 1987.

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





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: 03456789000



VIEWING

Viewing via the letting agents:

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