



TO LET - RETAIL, MIXED USE  
33, THE BULLRING, LUDLOW, SY8 1AA

# RENT

■ £33,500 per annum

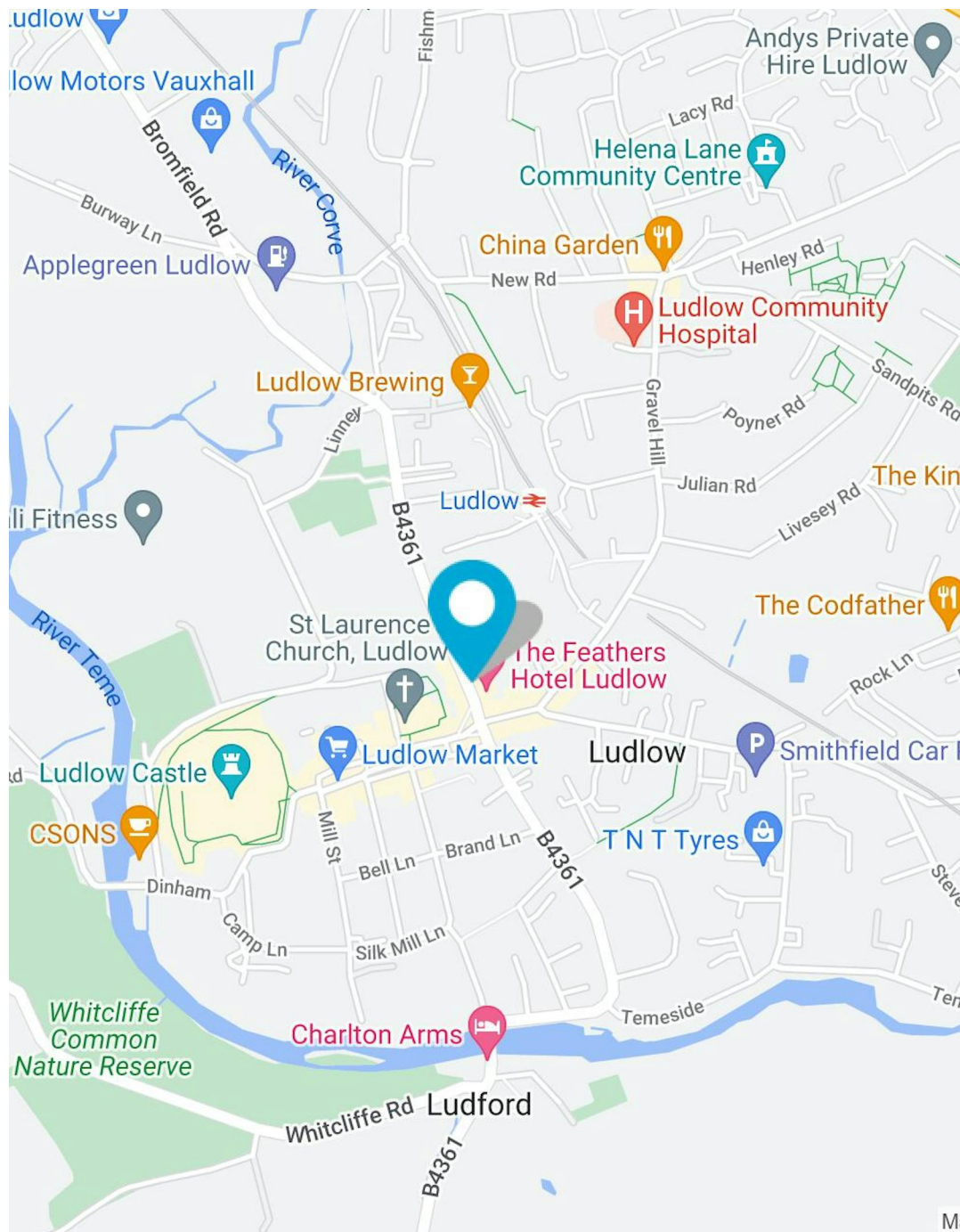
# KEY POINTS

- Prominently located shop unit in the sought after Town of Ludlow
- 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



33, THE BULLRING, LUDLOW, SY8 1AA  
1,293 SQ FT | £33,500 PER ANNUM

01743 450 700



## 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.

## ACCOMMODATION

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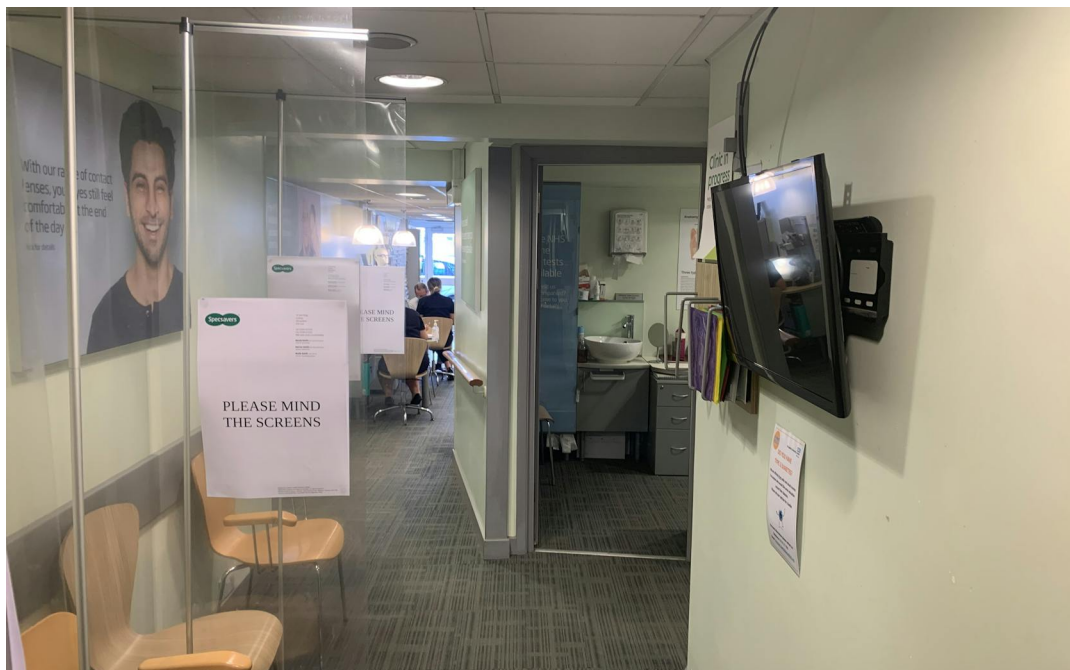


## DESCRIPTION

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.







# LOCAL AUTHORITY

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND  
0345 678 9000

## RENT

£33,500 per annum

## VAT

On Application

## RATES

We have made online enquiries to the local authority and were advised as follows:

Rateable Value: £27,000

Rates Payable: £13,473 per annum

## LEGAL COSTS

On Application

## EPC

D (86)

# CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

JAMES EVANS

01743 450 700

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