

**TO LET**  
ALL ENQUIRIES

## GROUND FLOOR LOCK UP SHOP UNIT



**RENT:**  
**£16,000**  
**PER ANNUM**  
**(EXCLUSIVE)**

**PROMINENT GROUND FLOOR LOCK UP SHOP UNIT IN SOUGHT AFTER TOWN OF LUDLOW**  
**GROUND FLOOR SHOP UNIT, 41 THE BULL RING, LUDLOW, SHROPSHIRE, SY8 1AA**

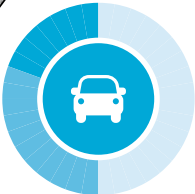
- Total Net Internal Sales Area 590 ft sq (54.81 m sq)
- In the sought after town of Ludlow
- Suitable for a variety of commercial uses
- (May sell, further details from the agents upon request)



LOCATION

The property is prominently located fronting onto The Bull Ring at the junction with King Street in the town centre of the sought after town of Ludlow. The surrounding occupiers include Joules, Specsavers, Boots 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 prominently located lock up shop unit forming part of a Grade 2 Listed property. The shop unit provides a Total Net Internal Sales Area of approximately 590 ft sq (54.81 m sq) with a fully glazed shop front. The shop unit has a ladies, gents and disabled toilet facility at the rear of the shop unit.

The shop unit would lend itself to a variety of retail uses.

The shop unit is currently arranged with openings into the adjoining shop unit at 1 Tower Street (both being the former Corals shop unit). The openings will be closed prior to any letting being initiated and the property will be stripped out and redecorated prior to any new tenancy.

ACCOMMODATION

(All measurements approximate)

	SQ FT	M SQ
Total Net Sales Area	590	54.81
Ladies Toilet		
Gents Toilet		
Disabled Toilet		

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.



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**TENURE**

The property is offered to let on a new Tenants Full Repairing and Insuring Lease (subject to service charge provisions) for a length of term by negotiation. (May sell, further details from the agents upon request.)

**SERVICES**

(Not tested at the time of inspection)

Mains water, electricity (three phase) and drainage are understood to be connected to the property

**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in documenting this transaction.

**RATEABLE VALUE**

Rateable Value 2023/24	£17,750
Rates Payable 2023/24	£8,857

**VAT**

The property is understood not to be elected for VAT and therefore VAT will not be payable on the rent.

**EPC**

Energy rating: B

Valid until 7 August 2028

Certificate number: 9645-3038-0584-0000-6005



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**RENT**

£16,000 per annum (Exclusive) to be paid quarterly in advance by standing order.

**LOCAL AUTHORITY**

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

Telephone: 0345 678 9000

**VIEWING**

Viewing via the letting agents:

**James Evans**  
07792 222 028  
E: [james.evans@halls.gb.com](mailto:james.evans@halls.gb.com)

**Commercial Department**  
01743 450 700  
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