

TO LET

ALL ENQUIRIES

# GROUND FLOOR LOCK UP SHOP UNIT



Halls

COMMERCIAL

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)

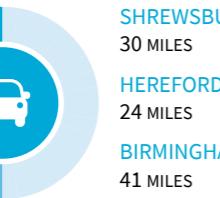
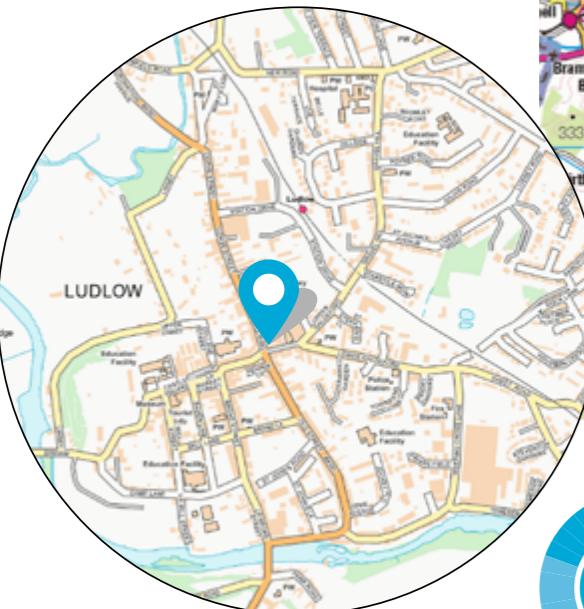
TO LET

ALL ENQUIRIES

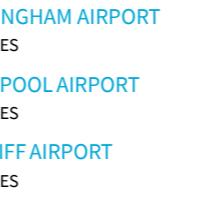
#### LOCATION

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

# GROUND FLOOR LOCK UP SHOP UNIT

TO LET

ALL ENQUIRIES



#### DESCRIPTION

The property comprise 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 50 ft sq (5.41 m sq) with a fully glazed shopfront. The shop unit has ladies, gents and disabled toilets facility at the rear of the shop unit.

The shop unit would fit itself to a variety of tenancies.

The shop unit is currently arranged with opening into the adjoining shop unit at 1 Lower Street (both being former retail shop units). 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	M2
50	5.41

Total Net Sales Area

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 Order 1987.

The property is understood to be Grade 2 listed.

