



TO LET /FOR SALE - FORMER RESTAURANT PREMISES

5 & 6 BROAD STREET, LUDLOW, SHROPSHIRE, SY8 1NG

KEY POINTS

6,802

SQFT

TOTAL GROSS INTERNAL FLOOR AREA



FORMER RESTAURANT PREMISES

GRADE

2

LISTED

ALL MEASUREMENTS ARE APPROXIMATE




£65,000

PER ANNUM
(EXCLUSIVE)


PRICE ON APPLICATION

James Evans

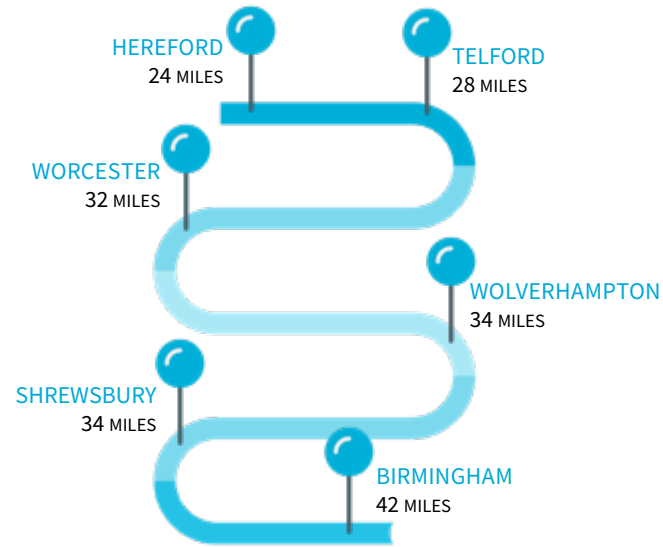
 07792 222 028

james.evans@hallsgb.com

Commercial Department

 01743 450 700

commercialmarketing@hallsgb.com



LOCATION

The property is prominently located fronting onto Broad Street in the town centre of the sought after town of Ludlow.

The property is located close to the junction of Broad Street with High Street and Market Street and close to The Buttercross. The surrounding occupiers include Bodenhams, The Silver Pear and Fat Face.

Broad Street provides some on street car parking, subject to parking restrictions.

Ludlow is an established market town and is the administrative centre serving South Shropshire. The town has all local amenities and benefits from being an established tourist centre.

Ludlow has a population of circa 11,000, and is located approximately 34 miles from Shrewsbury and approximately 24 miles from Hereford.



APPROXIMATELY
11,000

LUDLOW POPULATION



DESCRIPTION

The property provides an iconic Grade 2 listed property that has until recently traded as Wildwoods and prior to that as the renowned De Greys of Ludlow. The property benefits from a double fronted glazed shop front and is arranged to provide accommodation over the three floors and basement area that has most recently been in use as a restaurant.

The property provides on the ground floor a Total Gross Internal Floor area of approximately 3,101 ft sq (288.06 m sq) arranged as restaurant seating, sales and a commercial kitchen. The basement area provides storage with a Total Gross Internal Floor Area of approximately 312 ft sq (28.98 m sq). The upper floors provide further restaurant seating and stores and welfare facilities with a Total Gross Internal Floor Area of approximately 3,389 ft sq (314.82 m sq).

An inspection of the property is recommended in order to fully appreciate all the characteristics of the property and its potential. The property would lend itself to a variety of restaurant and retail uses.

The property is of traditional timber framework and brickwork under a tiled roof cover.

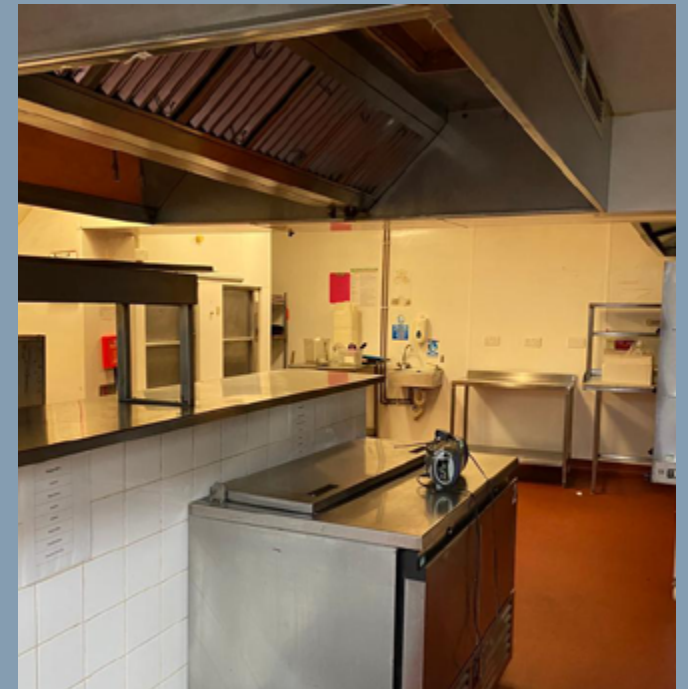




ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
GROUND FLOOR		
Total Gross Internal Floor Area	288.06	3,101
FIRST FLOOR		
Total Gross Internal Floor Area	220.85	2,352
SECOND FLOOR		
Total Gross Internal Floor Area	96.29	1,037
BASEMENT		
Total Gross Internal Floor Area	28.98	312
TOTAL GROSS INTERNAL FLOOR AREA	634.18	6,802



TENURE

The property is to let by way of a new lease on Tenants Full Repairing and Insuring basis for a length of term by negotiation. Alternatively the property is for sale Freehold with vacant possession.

PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order.

The property is understood to be Grade 2 listed.

SERVICES

(Not tested at the time of our inspection)

All mains services are understood to be connected to the property. The property is understood to benefit from a gas fired central heating system.

RENT

£65,000 per annum (exclusive) to be paid quarterly in advance.

PRICE

On Application

VAT

It is understood that the property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own costs in respect of the transaction

RATES/EPC

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


RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£37,500	£19,200	B (47)

RATES

EPC

LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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