



# TO LET - TRADE COUNTER/COMMERCIAL UNIT

UNIT 3 LUDLOW TRADE PARK, SHEET ROAD, LUDLOW, SHROPSHIRE, SY8 1XF

# KEY POINTS

# 7,158

SQFT

TOTAL GROSS INTERNAL FLOOR AREA



TRADE COUNTER/COMMERCIAL UNIT



EXCELLENT  
ROAD LINKS

ALL MEASUREMENTS ARE APPROXIMATE




# £41,900

PER ANNUM


(EXCLUSIVE)

James Evans

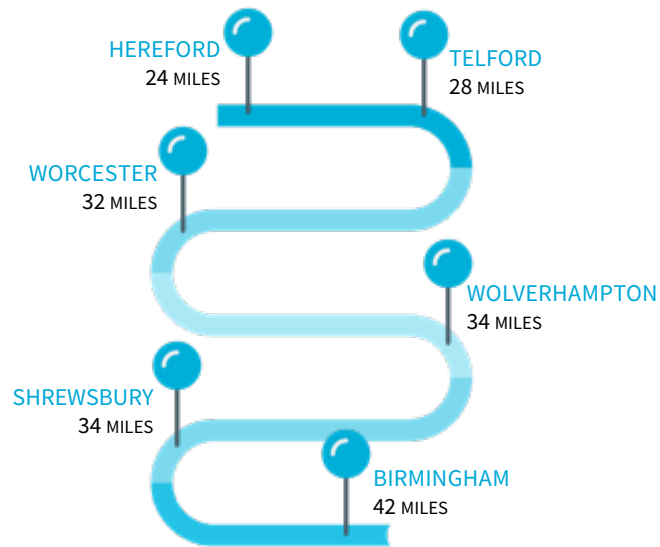
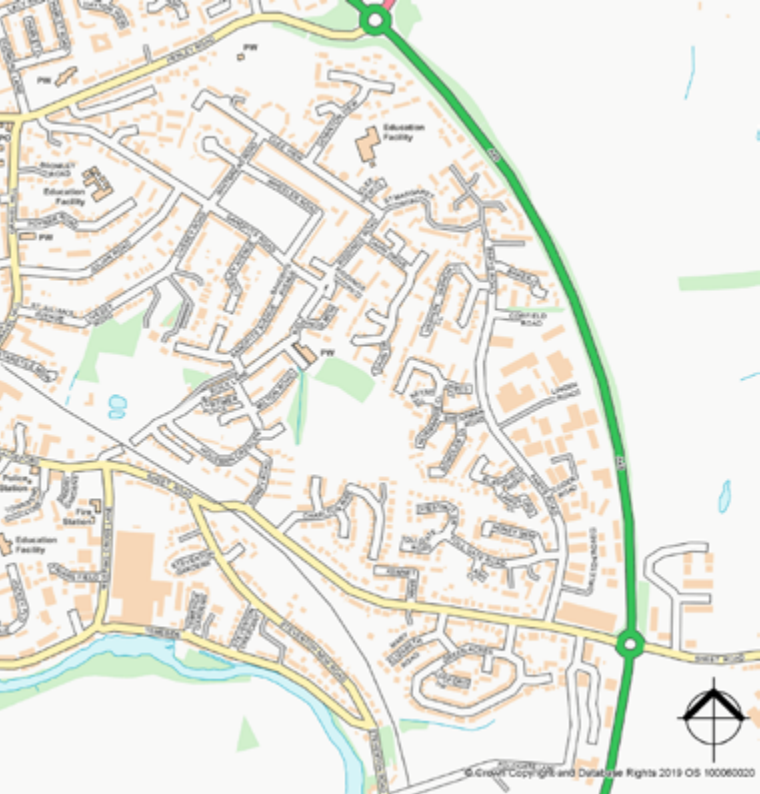
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Commercial Department

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## LOCATION

The property forms part of the premier commercial quarter serving the town of Ludlow known as Ludlow Business Park. The unit benefits from road frontage onto Sheet Road, which serves as one of the main access roads into Ludlow town centre.

The surrounding occupiers include Howdens, Tool Station and Screwfix. The property is accessed from an estate road serving Ludlow Business Park and is situated approximately 1 mile from Ludlow town centre where all local amenities are available.

The property is located in close proximity to the A49 Trunk Road, which serves as the main link road between the City of Hereford and the town of Shrewsbury.

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 a trade counter/commercial unit forming part of the premier commercial quarter of the town of Ludlow. The mid terraced unit provides a Total Gross Internal Floor Area of approximately 7,158 ft sq ( 665 m sq) and benefits from a service yard and car parking area at the front of the unit that is accesses from the estate road serving Ludlow Business park.

The unit has an eaves height of approximately 6 metres and is of steel portal framework clad in profile sheeting with an up and over door to the front elevation of the unit.

The unit ideally lends itself to trade counter/commercial use and will be available for occupation in the first quarter of 2024. Currently there is a mezzazine in part of the unit which could potentially be included in any letting, subject to the agreement of terms.

## ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
Total Gross Internal Floor Area	665	7,158

  
**6M**  
EAVES HEIGHT





## TENURE

The property is offered to let on Tenants Full Repairing and Insuring Terms, subject to service charge provisions, for a length of term by negotiation. There will be rent reviews at 3 yearly intervals.

## PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987. The property would ideally lend itself to a variety of trade counter/commercial uses.

## SERVICES

(Not tested at the time of our inspection)

We understand that mains water and electricity are connected to the property.

## RENT

£41,900 per annum (Exclusive) to be paid quarterly in advance.

## LEGAL COSTS

Each party to bear their own 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 paid on the rent.

## RATES/EPC


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

RATEABLE VALUE	ENERGY RATING
SUBJECT TO REASSESSMENT	C (64)

EPC

## LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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