



TO LET - TOWN CENTRE LOCK UP SHOP UNIT

1 TOWER STREET, LUDLOW, SHROPSHIRE, SY8 1RL

KEY POINTS

518

TOTAL NET SALES AREA



RETAIL UNIT

SUITABLE FOR A
VARIETY OF
COMMERCIAL USES

ALL MEASUREMENTS ARE APPROXIMATE




£20,000

PER ANNUM


(EXCLUSIVE)

James Evans

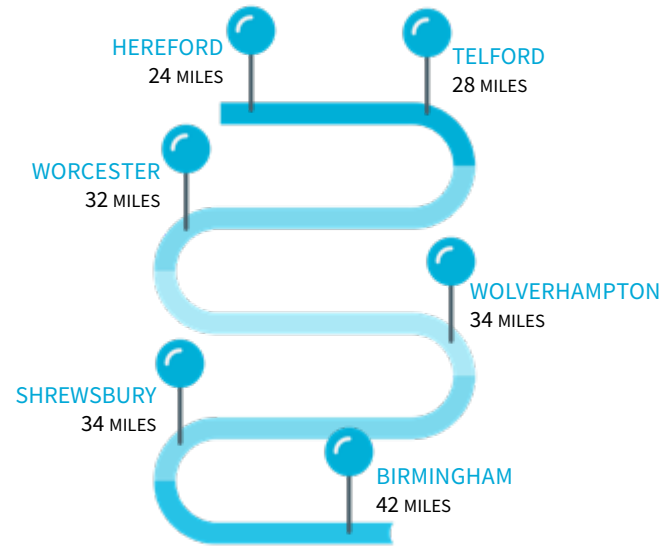
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LOCATION

The property is prominently located at the junction of The Bullring and Tower Street in the centre of the sought after town of Ludlow. The property is located in the established prime retail location within the town centre with surrounding occupiers including Specsavers, Joules and Strutt and Parker.

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 comprises of a prominently located lock up shop unit that is arranged over the ground and lower ground floor and forms part of a three storey property of traditional construction.

The property benefits from a return glazed shop frontage onto The Bullring and Tower Street.

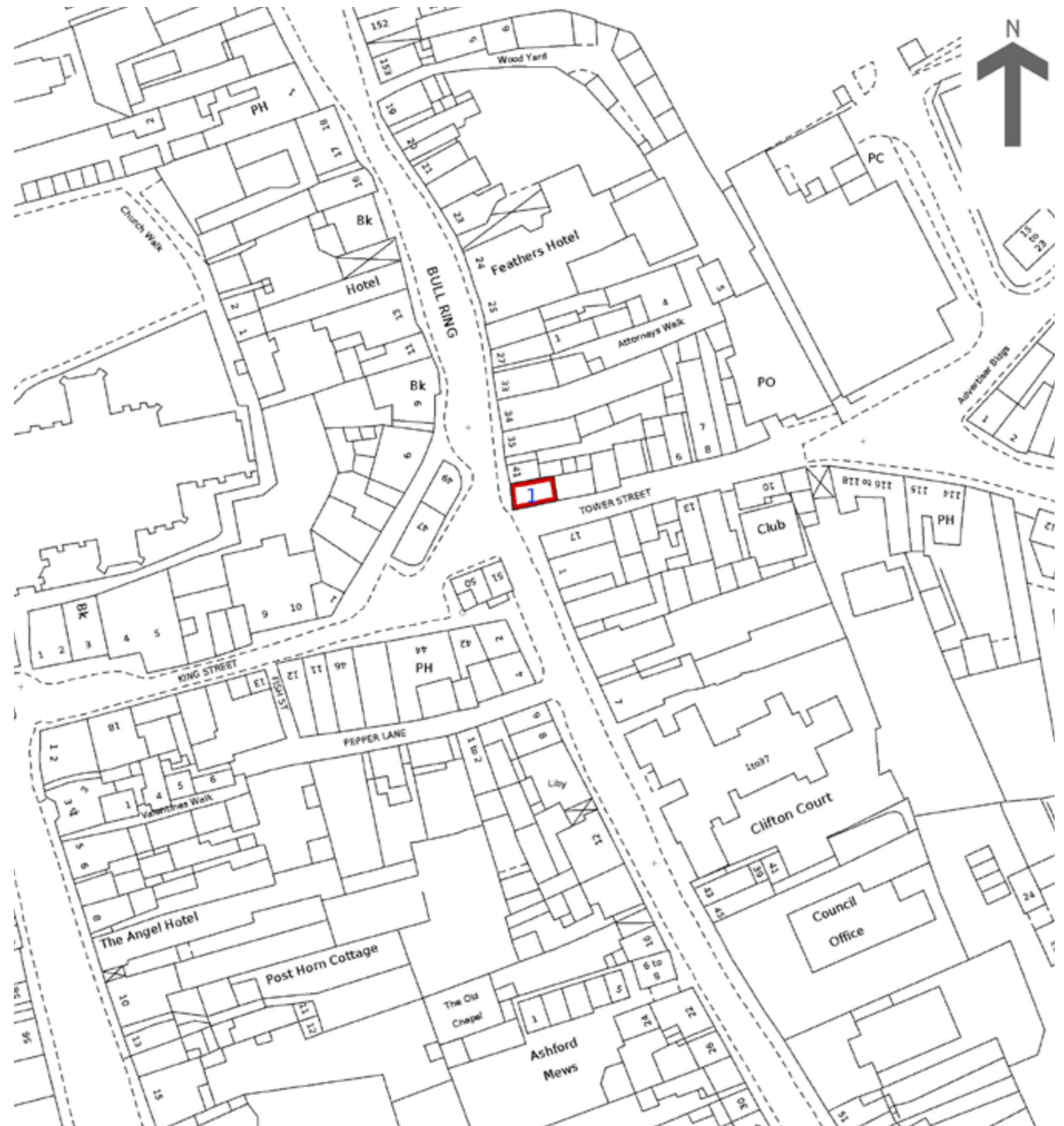
The property would lend itself to a variety of retail uses.

The property is currently arranged to provide a Total Ground Floor Sales Area of approximately 518 ft sq (48.12 m sq) and a lower ground floor area that provides storage, wc and a staffroom area with a Total Floor Area of approximately 343 ft sq (31.86 m sq).

ACCOMMODATION

All measurements are approximate

	SQ FT	M SQ
GROUND FLOOR		
Total Net Sales Area	518	48.12
LOWER GROUND FLOOR		
Total Net Floor Area	343	31.86





TENURE

The property is offered to let on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

PLANNING

Interested parties should make their own enquiries.

The property is understood to benefit from planning for retail use falling within Use Class E. The property is Grade II Listed.

The property would lend itself to a variety of commercial uses, subject to any statutory consents.

SERVICES

(Not tested at the time of our inspection.)

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

RENT

£20,000 (Twenty thousand pounds) per annum (Exclusive)

LEGAL COSTS

Each party bear their own legal costs.

VAT

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


RATES AND EPC

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£20,500	£10,230	C (71)

EPC

LOCAL AUTHORITY

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

 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

[Commercial Department](#)

 01743 450 700

commercialmarketing@halls.gb.com

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