



**TO LET / FOR SALE - RETAIL**  
**1 TOWER STREET, LUDLOW, SY8 1RL**



# RENT

■ £18,000 per annum

# PRICE

■ Offers in the region of £175,000 exclusive

# KEY POINTS

- Return frontage to Tower Street and The Bullring
- Total Ground Floor Net Sales area approximately 518 ft sq (48.12 m sq)
- Further storage, toilet and staffroom within lower ground floor
- Suitable for a variety of commercial uses



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518 SQ FT | £18,000 PER ANNUM

01743 450 700



# 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.

# ACCOMMODATION

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
Ground	Total Net Sales Area	518	48.12
Lower Ground	Total Net Floor Area	343	31.87
Total		861	79.99

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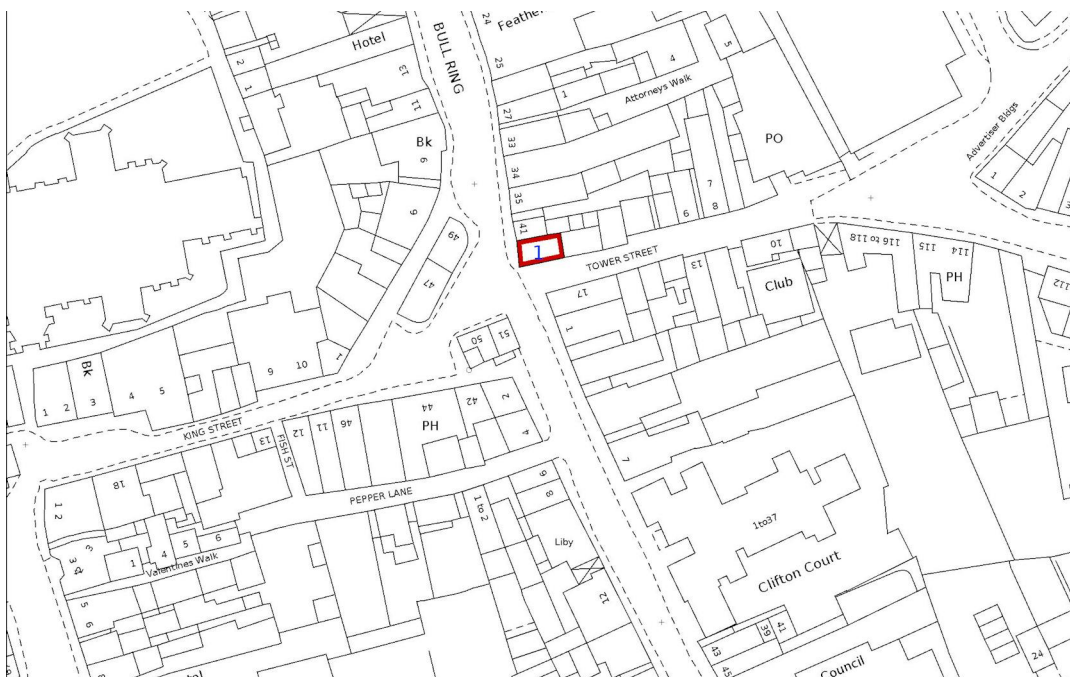
# DESCRIPTION

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).



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## 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.

## TENURE

The property is held under Title Number SL132749 and is to be sold on 999 year lease from 21/12/1999 with vacant possession.

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

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## VAT

Applicable. The property is understood to be elected for VAT, therefore VAT will be payable upon the rent and sale price

## RATES

We have made online enquiries to the local authority and were advised as follows:  
Rateable Value: £20,500  
Rates Payable: £10,229.50 per annum

## LEGAL COSTS

Each party to bear their own costs

## EPC

C (71)

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

JAMES EVANS

01743 450 700

james.evans@halls.gb.com

ELLIE STUDLEY

01743 450 700

e.studley@halls.gb.com



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