



TO LET – PROMINENTLY LOCATED LOCK UP

FORMER BISTRO 7 | PALMERS HOUSE | LUDLOW | SY8 1DB

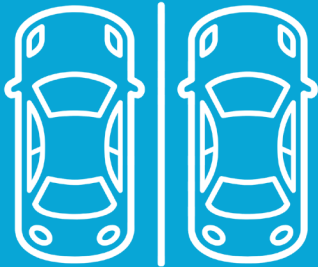


KEY POINTS

1,104

SQ FT

TOTAL NET INTERNAL FLOOR AREA



4 ALLOCATED
CAR PARKING SPACES

POTENTIAL FOR
A VARIETY OF
COMMERCIAL USES

ALL MEASUREMENTS ARE APPROXIMATE




RENT

£22,000

PER ANNUM
(EXCLUSIVE)


James Evans

 07792 222 028

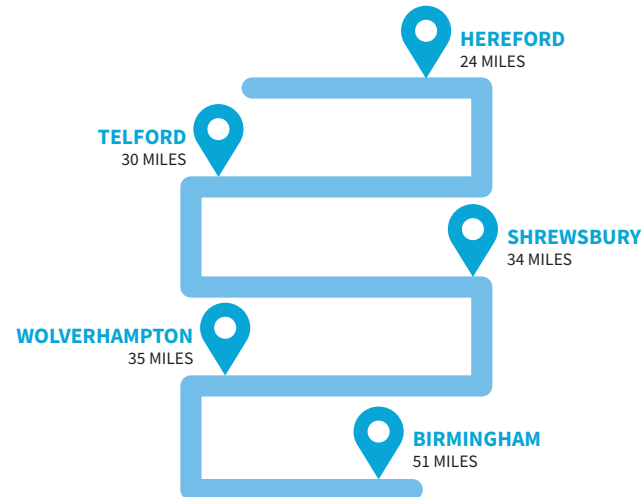
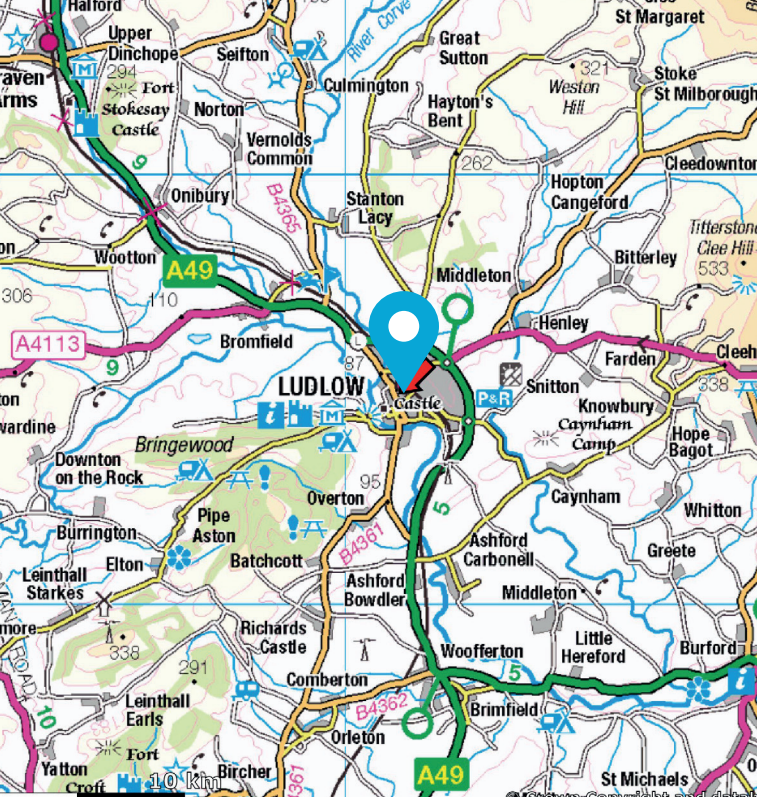
 james.evans@halls.gb.com



Ellie Studley

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LOCATION

The property is located onto Corve Street in the centre of the sought after town of Ludlow. The property is located in a prime retail location within the town centre with surrounding occupiers including The Compasses, 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.



LUDLOW
POPULATION

11,000

APPROXIMATELY



what3words
growth.feuds.consults



DESCRIPTION

The property comprises of an attractive ground floor lock up shop unit that has until recently traded as a restaurant and is arranged to provide a Total Net Internal Sales Area of 779 ft sq (72.33 m sq) with kitchen, toilet facilities and office and ancillary accommodation. The property includes a basement area that is accessed via a separate entrance. The property benefits from 4 allocated car parking spaces within the car park serving the property as a whole that is accessed from Corve Street and at the rear of the property.

The property forms part of the attractive property that is the former Post Office building and benefits from excellent frontage on to Corve Street.

The property would lend itself to a variety of alternative uses subject to statutory consents. The continued use of the property for restaurant purpose would be ideal and the potential of the property can only be appreciated by undertaking an inspection of the same.

ACCOMMODATION

All measurements are approximate

DESCRIPTION	M SQ	SQ FT
RESTAURANT AND BAR AREA	72.33	779
KITCHEN	23.28	251
OFFICE	7	75
TOTAL NET INTERNAL FLOOR AREA	102.61	1104



TENURE

The unit is available to let on a new Tenants Full Repairing and Insuring lease (via service charge further details available from the letting agents upon request) on terms to be agreed. There will be rent reviews at three yearly intervals.

VAT

The property is understood to not be elected for VAT.

RENT

£22,000 (Twenty Two Thousand pounds) per annum (exclusive) to be paid quarterly in advance by standing order. There will be a service charge payable by the incoming tenant for the communal areas.

RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
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RATEABLE VALUE: £17,250

B (49)

RATES PAYABLE: £8,607.75



RATES



EPC

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

PLANNING

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

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

SERVICES

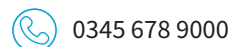
Not tested prospective tenants are to rely on their own enquiries.

We understand that the property is served by the following services:

SERVICE/UTILITY	
WATER	MAINS
FOUL & SURFACE WATER DRAINAGE	MAINS
GAS	MAINS
ELECTRICITY	MAINS

LOCAL AUTHORITY

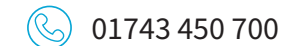
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND



VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

Commercial Department



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

