



TO LET – PROMINENTLY LOCATED OFFICE/BUSINESS SPACE

UNIT 2A | PALMER HOUSE | LUDLOW | SY8 1DB

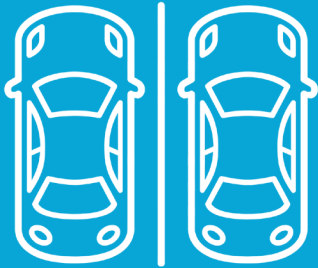


KEY POINTS

1,076

SQ FT

TOTAL NET INTERNAL FLOOR AREA



ALLOCATED PARKING
FOR 2 CARS

SUITABLE FOR
A VARIETY OF
COMMERCIAL USES

ALL MEASUREMENTS ARE APPROXIMATE




RENT

£12,000

PER ANNUM
(EXCLUSIVE)


James Evans

 07792 222 028

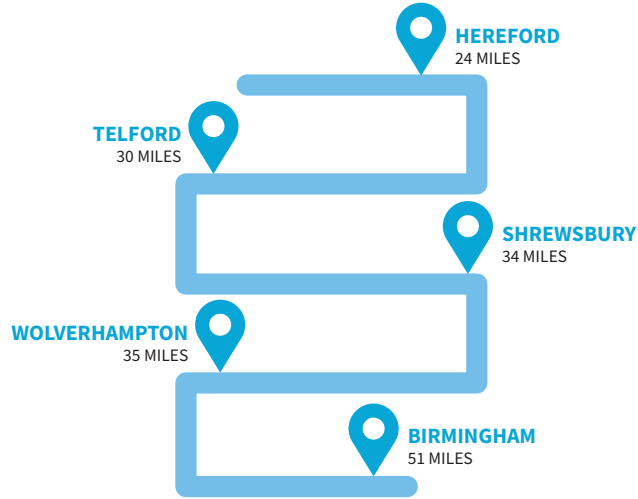
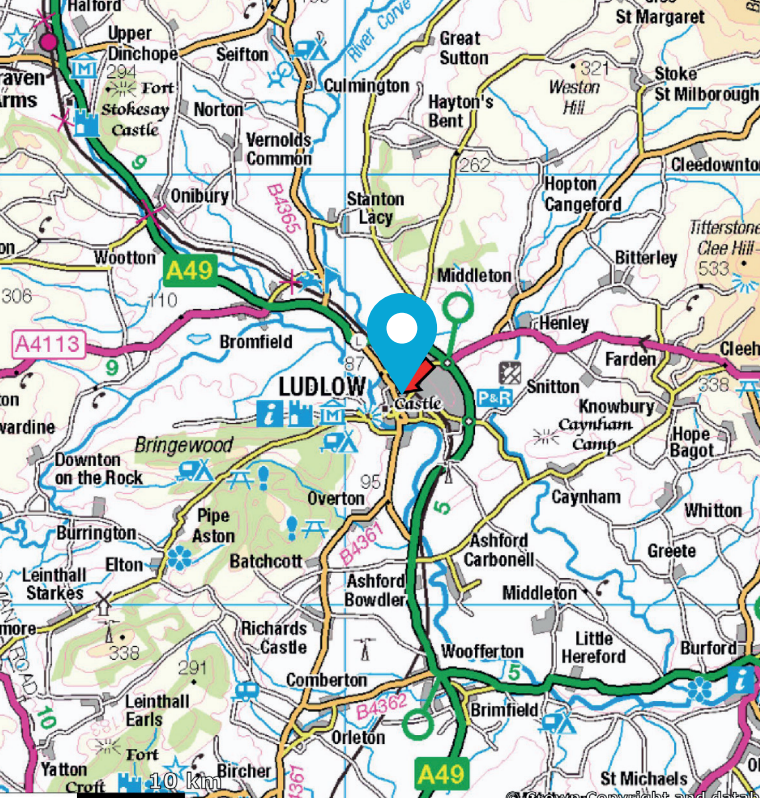
 james.evans@halls.gb.com



Ellie Studley

 07538 912 096

 e.studley@halls.gb.com



LOCATION

The property forms part of a prominently located property that fronts 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 Feathers, Joules and Strutt & 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
shears.sidelined.rummage



DESCRIPTION

The property comprises of a ground floor property that is located to the rear of Palmers House and is currently in use as a beauticians. The property would lend itself to a variety of office/business uses and quasi retail uses. The property is arranged to provide four offices with welfare facilities and is arranged to provide a Total Net Internal Area of 1,076 ft sq (99.86 m sq) with toilet facilities and reception. The property benefits from 2 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 would lend itself to a variety of alternative uses subject to statutory consents. Viewing of the property is highly recommended.

ACCOMMODATION

All measurements are approximate

DESCRIPTION	M SQ	SQ FT
OFFICE 1	53.95	581
OFFICE 2	14.64	158
OFFICE 3	12.08	130
OFFICE 4	11.58	125
OFFICE 5	7.61	82
TOTAL NET INTERNAL FLOORAREA	99.86	1,076



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 be subject to VAT and therefore VAT will be payable on the rent.



RENT

£12,000 (Twelve Thousand pounds) per annum (exclusive) to be paid quarterly in advance by standing order.

LEGAL COSTS

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

RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
RATEABLE VALUE: £13.250 RATES PAYABLE: £6,611.75	E (102)
 RATES	 EPC

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
ELECTRICITY	MAINS

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

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.

