



TO LET - OFFICE

UNITS 4 & 6, PALMERS HOUSE, 7 CORVE STREET, LUDLOW, SY8 1DB

RENT

- £2,100 - £12,700 per annum units available separately or as a whole. Unit 4 £10,600 - Unit 6 £2,100

KEY POINTS

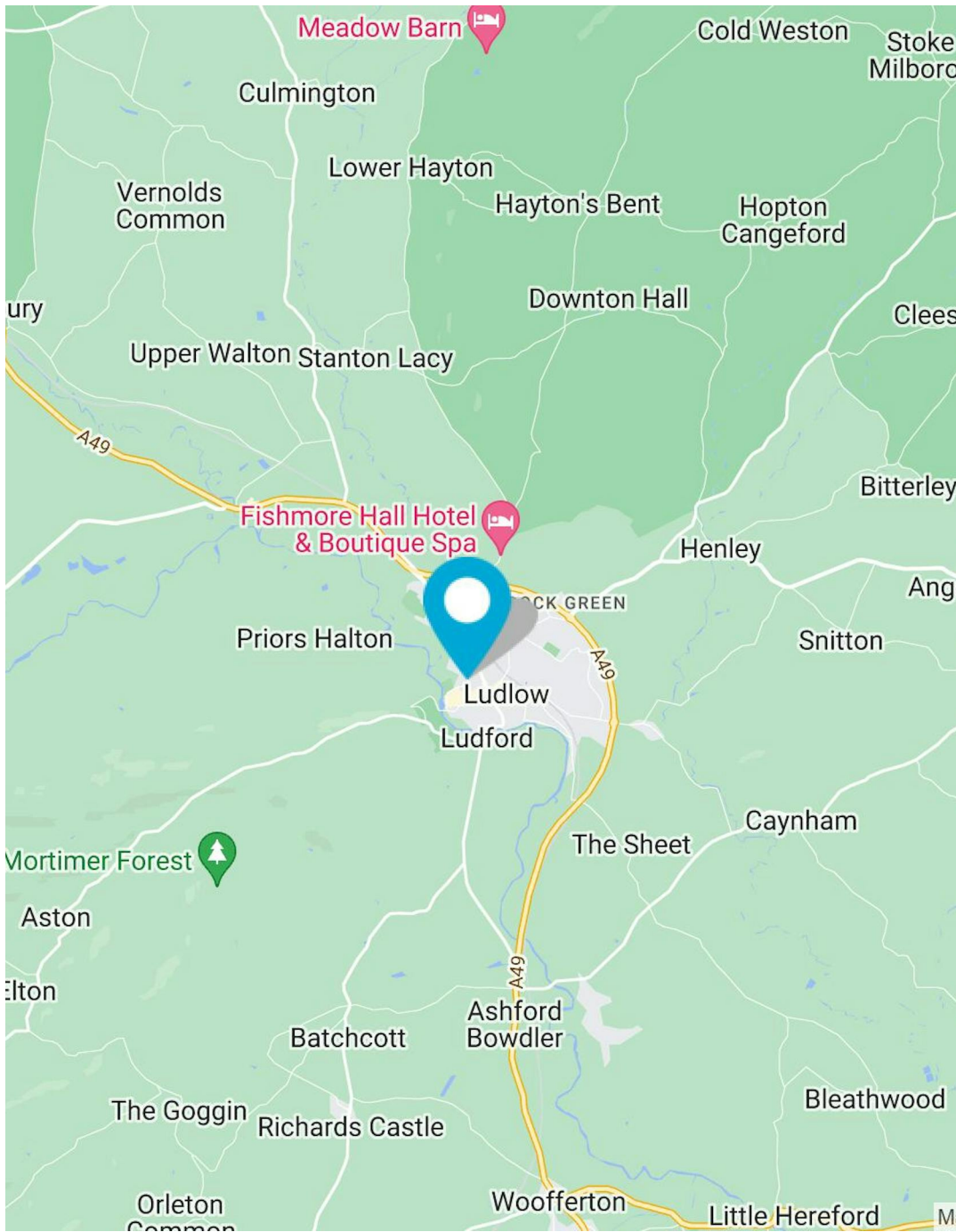
- Prominently located in the town centre of the sought after town of Ludlow
- Net Internal Floor Area of 1,310 ft sq (121.70 m sq)
- Forming part of an attractive building.
- Suitable for a variety of commercial uses, subject to statutory consents



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01743 450 700



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.

ACCOMMODATION

DESCRIPTION

DESCRIPTION	SQ FT	SQ M
Unit 4 - Office 1	633	58.81
Unit 4 - Office 2	196	18.21
Unit 4 - Office 3	146	13.56
Unit 4 - Office 4/Store	125	11.61
Unit 6 - Office	210	19.51
Total	1,310	121.70

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DESCRIPTION

The property comprises of a second floor office suite and third floor office, available as a whole or separate units, and is arranged to provide a Total Net Internal Sales Area of 1,310 ft sq (121.70 m sq) with shared kitchen and toilet facilities. The property includes a basement area that is accessed via a separate entrance. The property benefits from 2-3 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 potential of the property can only be appreciated by undertaking an inspection of the same.



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LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

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:
Mains water, electricity and drainage.

SPECIFICATIONS

Unit 4 - Offering 1,100 sq ft (102.19 sq m) of office space with 2 parking spaces. We are advised the service charge budget is £586.91 p.a. and insurance is £635.82 p.a.

Unit 6 - Offering 210 sq ft (19.51 sq m) of office space with 1 parking space. We are advised the service charge budget is £95.83 p.a. and insurance is £103.82 p.a.

Additional parking may also be available by negotiation.

RENT

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VAT

Not applicable. The property is not understood to be subject to VAT and therefore VAT will not be payable on the rent.

RATES

On Application

LEGAL COSTS

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

EPC

Property graded as D-E (98-112)

CONTACT

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

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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. Generated on 13/08/2024



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