



TO LET – A PROMINENTLY LOCATED LOCK UP SHOP UNIT

26 THE BULLRING | LUDLOW | SHROPSHIRE | SY8 1AA



KEY POINTS

790

SQ FT

TOTAL NET INTERNAL SALES AREA

148

SQ FT

ANCILLARY ACCOMMODATION AND FIRST FLOOR TOTAL NET INTERNAL FLOOR AREA



SUITABLE FOR A VARIETY OF
RETAIL AND OFFICE-BASED USES,
SUBJECT TO STATUTORY CONSENTS
AND CURRENTLY IN USE AS
AN ESTATE AGENTS

ALL MEASUREMENTS ARE APPROXIMATE





RENT

£14,000

PER ANNUM
(EXCLUSIVE)

James Evans


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 james.evans@halls.gb.com

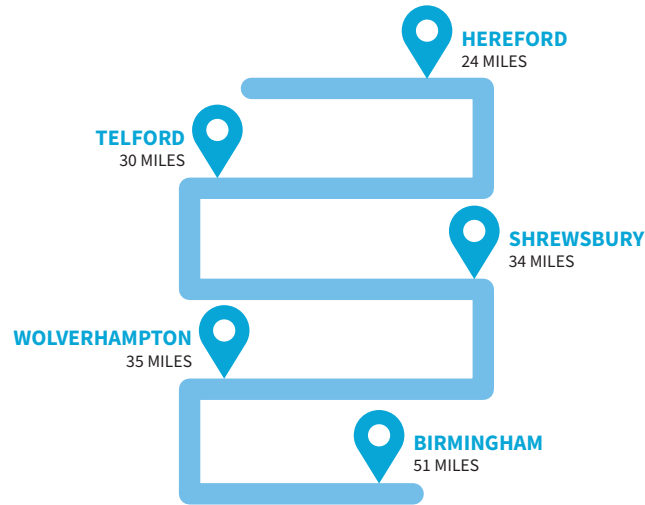
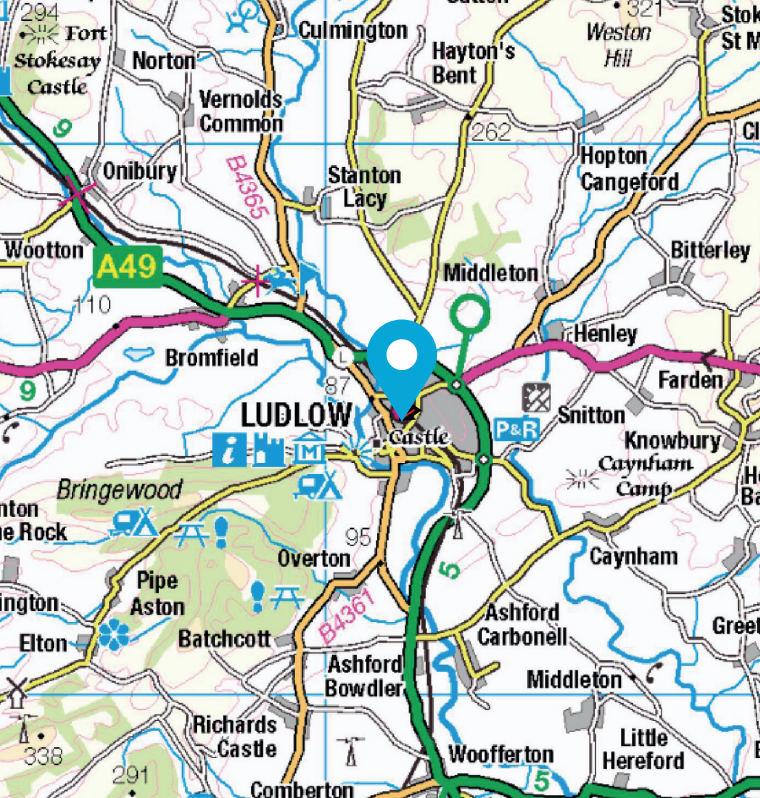
Halls

COMMERCIAL

Ellie Studley

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 e.studley@halls.gb.com



LOCATION

The property is prominently located in the sought after town of Ludlow fronting onto The Bullring. The Bull Ring serves as one of the main retail streets serving the town of Ludlow. The surrounding occupiers include Specsavers, Boots Joules and The Feathers.

Ludlow is a market town and civil parish in Shropshire, England. It is located 28 miles (45 km) south of Shrewsbury and 23 miles (37 km) north of Hereford, on the A49 road which bypasses the town. The town is near the confluence of the rivers Corve and Teme.

Ludlow has nearly 500 listed buildings, including examples of medieval and Tudor-style half-timbered buildings. The town was described by Sir John Betjeman as “probably the loveliest town in England”.



LUDLOW
POPULATION

11,000

APPROXIMATELY



what3words
hobbit.dribbble.huts



DESCRIPTION

The property provides a prominently located lock up shop unit that forms part of an attractive historic Grade 2 listed property. The property is arranged to provide a ground floor shop unit with a Total Net Sales Area of approximately 790 ft sq (73.39 m sq) with ancillary accommodation to the rear including a store with a Total Net Internal Floor Area of approximately 111 ft sq (10.31 m sq) and a toilet and welfare facilities. The first floor provides further accommodation with a Net Internal Floor Area of approximately 148 ft sq (13.74 m sq) and there is a basement area to the property.

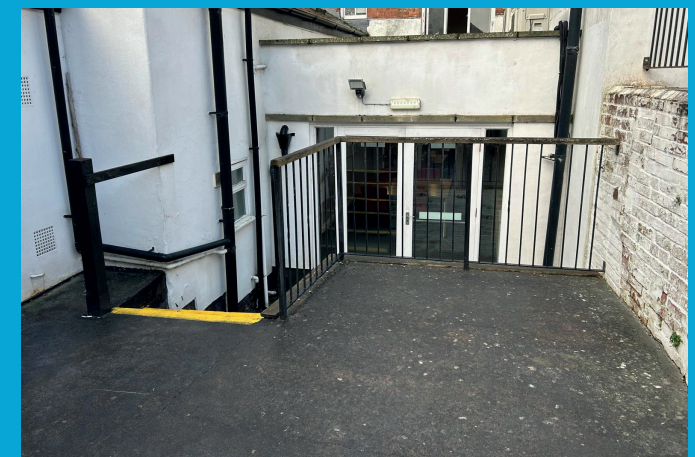
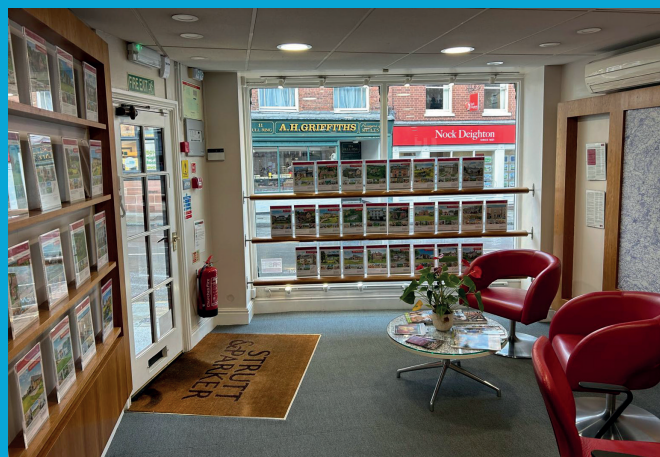
Externally at the rear of the property there is an attractive external courtyard with an outside store that has a Total Gross Internal Floor Area of approximately 72 ft sq (6.68 m sq).

The property would lend itself to a variety of retail and offices uses, subject to any statutory consents. The property is currently in use as an estate agents.

ACCOMMODATION

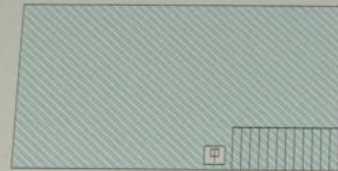
(all measurements are approximate)

Ground Floor	
Total Net Sales Area	790 ft sq (73.39 m sq)
Stores/staffroom	111 ft sq (10.31 m sq)
WC	
First Floor	
Office/stores	148 ft sq (13.74 m sq)
Basement	
Outside	
Rear courtyard	
External Stores	72 ft sq (6.69 m sq)



FIRE ALARM ZONE PLAN

Strutt & Parker.
26 Bull Ring,
Ludlow,
Shropshire,
SY8 1AA

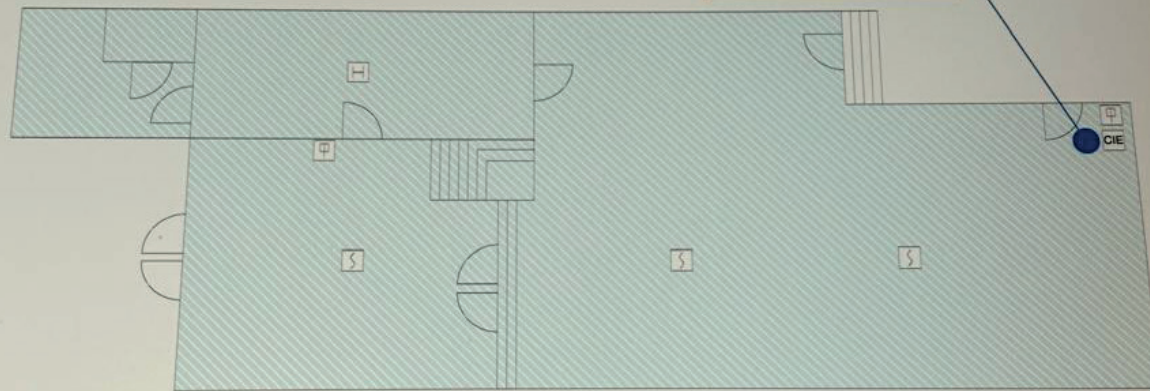


1st Floor





Basement



YOU ARE HERE






Ground Floor

LEGEND

 ZONE 1  ZONE 2

 YOU ARE HERE  CIE Control and Indicating Equipment

 Call point  Heat detector  Smoke detector

TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Basis for a length of term by negotiation. There will be rent reviews at three yearly intervals.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

VAT

We understand that the property is not elected for VAT, therefore VAT will not be payable on this transaction.

PLANNING

The property is understood to benefit from planning consent for Use Class E. The property would lend itself to a variety of retail and office-based uses.

The property is understood to be listed.

Prospective tenants should rely on their own enquiries.

RATES/EPC

RATEABLE VALUE	ENERGY RATING
RATEABLE VALUE: £13,000 RATES PAYABLE: £6,487	D (97)



RENT

£14,000 (fourteen thousand pounds) per annum (exclusive) to be paid quarterly in advance.


SERVICES

(not tested)

We understand that all mains services are connected to the property. The property benefits from air conditioning and a gas fired heating system.

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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