



TO LET - COMMERCIAL SITE

STATION MOTORS, CORVE STREET, LUDLOW, SHROPSHIRE, SY8 1DA

KEY POINTS

774

SQFT

TOTAL GROSS INTERNAL FLOOR AREA



SUITABLE FOR A VARIETY OF
COMMERCIAL USES

GENEROUSLY
SIZED
FORECOURT

ALL MEASUREMENTS ARE APPROXIMATE



£12,000

PER ANNUM

(EXCLUSIVE)

James Evans



07792 222 028

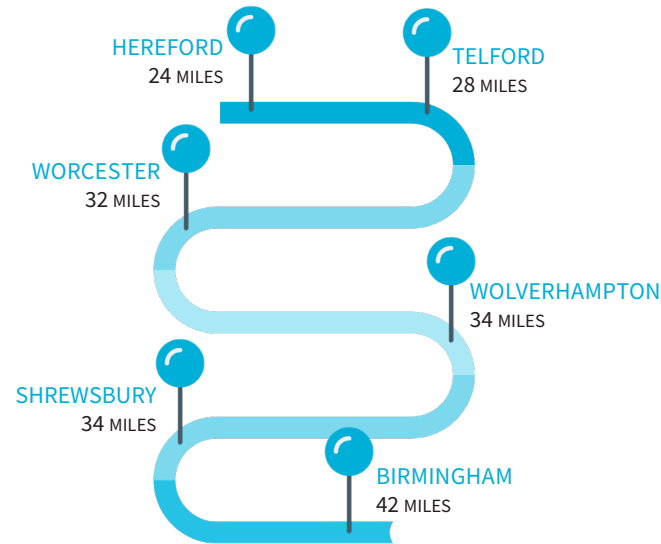
james.evans@hallsgb.com

Commercial Department



01743 450 700

commercialmarketing@hallsgb.com



LOCATION

The property is very prominently located at the junction of Corve Street and Station Road on the edge of the town centre of Ludlow. The property is located in close proximity to Tesco, Ludlow railway station, Lidl and Ludlow Brewing Company. The property is located on the northern edge of the town centre and in proximity of all local amenities.

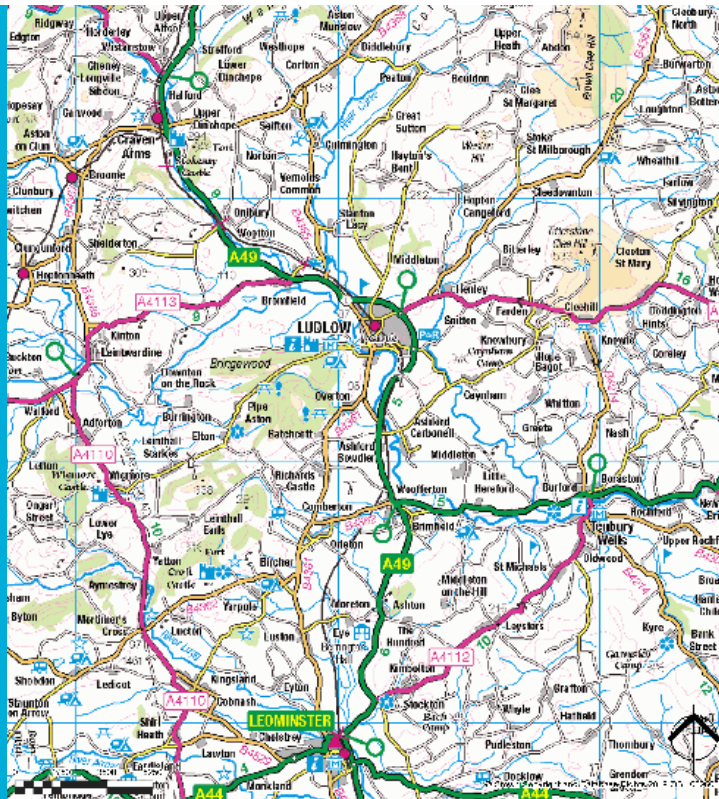
Ludlow is an established market town and is the administrative centre serving South Shropshire. The town has all local amenities and benefits from being an established tourist centre.

Ludlow has a population of circa 11,000, and is located approximately 34 miles from Shrewsbury and approximately 24 miles from Hereford.



APPROXIMATELY
11,000

LUDLOW POPULATION



DESCRIPTION

The property offers the rare opportunity to let a prominently located site on the edge of Ludlow town centre. The property has been in use for a number of years for car sales but would lend itself to a variety of commercial uses (subject to statutory consents).

The property comprises a commercial unit that has a Total Gross Internal Floor Area of approximately 774 ft sq (71.9 m sq) and in front of the unit a forecourt area/ yard area that is of level aspect and surfaced and has been used for car sales.

The property is accessed from Corve Street and enjoys a very prominent location with road frontages onto Corve Street and Station Road.

ACCOMMODATION

	M SQ	SQ FT
Total Gross Internal Floor Area	71.9	774
	HA	ACRES
Total Site Area	0.025	0.062

All measurements are approximate



TENURE

The property is offered to let on a new lease for a length of term by negotiation. There will be rent reviews at 3 yearly intervals and the lease will be granted on Tenants Full Repairing and Insuring terms.

The lease will be excluded from the Landlord and Tenant Act 1954 Part 2.

PLANNING

Prospective tenants should make their own enquiries.

The property has been in use for car sales that falls within Use Class Sui Generis of the Town and Country Use Classes Order 1987. It would lend itself to a variety of commercial uses subject to statutory consents.

SERVICES

(Not tested at the time of our inspection)

We understand that mains water and electricity are connected to the property.

RENT

£12,000 per annum (Exclusive) to be paid quarterly in advance.

LEGAL COSTS

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

VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable.

RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£2,750	£ 1,372	TBC

RATES

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND



0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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.

