



To Let: Unit A, Great Oaks Business Park, Foldgate Lane

Ludlow | Shropshire | SY8 1LS





To Let - Prominent Retail/Trade Counter Unit to let on Ludlow's Edge of Town Retail/Leisure Quarter

Unit A, Great Oaks Business Park, presents an opportunity for businesses seeking to let prominent retail or trade counter space. Located within a sought-after retail and leisure development just on the edge of Ludlow, this well-positioned unit benefits from excellent visibility and accessibility, ensuring maximum business exposure to vehicular and pedestrian access.

Total Gross Internal Floor Area of 2,186 sq ft (203 m²) and offered to let at £21,000 per annum (exclusive). The unit provides a versatile space, suitable for a range of retail and quasi-retail/trade uses. Offering on-site parking for ease of access, we highly recommend arranging a viewing to fully appreciate the potential.

Unit A, Great Oaks Business Park

Unit A forms a prominent retail/trade counter unit that is arranged to provide a Total Gross Internal Floor Area of approximately 2,186 ft sq (203 m sq) and is arranged as an open plan commercial area with a toilet and has an eaves height of approximately 4.92 metres.

The unit has a roller shutter door with a width of approximately 3.94 metres. The property would lend itself to a variety of retail/quasi-retail uses and a viewing of the unit is recommended in order to fully appreciate its potential.

The unit has the benefit of designated car parking spaces externally. The property is of traditional portal construction clad in profile sheeting with glazed units.



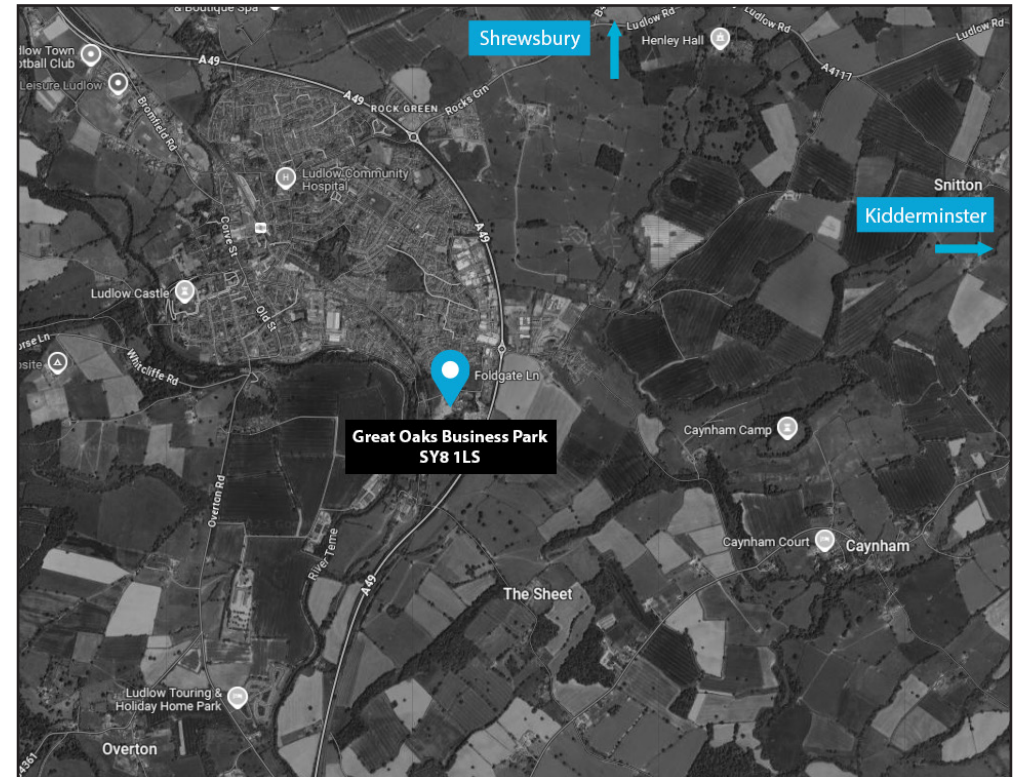
Location

Unit A is strategically located within Great Oaks Business Park, a prominent edge of town development situated just off Foldgate Lane, on the southern edge of Ludlow. This popular retail and leisure hub offers high visibility and easy access to key local amenities, making it an ideal location for retail or trade operations.

Key Location Highlights:

- Situated adjacent to the A49, a major trunk road linking Shrewsbury and Hereford.
- Approximately 1.5 miles east of Ludlow Town Centre, offering excellent connectivity.
- Surrounded by well-known occupiers including Travelodge, Coop convenience store, Pets at Home and The Squirrel (a Marstons family pub diner).
- Excellent road profile with direct access via estate road within Great Oaks Business Park.
- Close proximity to local amenities and the vibrant market town of Ludlow.

Ludlow is conveniently located around 28 miles south of Shrewsbury and 23 miles north of Hereford, ensuring strong regional connectivity. With its prime location and established surrounding businesses, this unit is an excellent choice for businesses looking to establish a presence in this thriving area.



Accommodation

UNIT A

Total Gross Internal Floor Area of approximately
2,186 ft sq (203 m sq)

On Site Car Parking

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Current Rateable Value = £11,500

Rent

£21,000 (twenty one thousand) per annum to be paid quarterly in advance (exclusive).

VAT

The property is understood to be elected for VAT.

EPC

Current Rating = B (29)

Legal Costs

The incoming tenant is to be responsible for the landlords reasonable legal costs in connection with the letting of the property.

Local Authority

Shropshire Council
Guildhall, Frankwell
Shrewsbury, SY3 8HQ



0345 678 9000



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Services

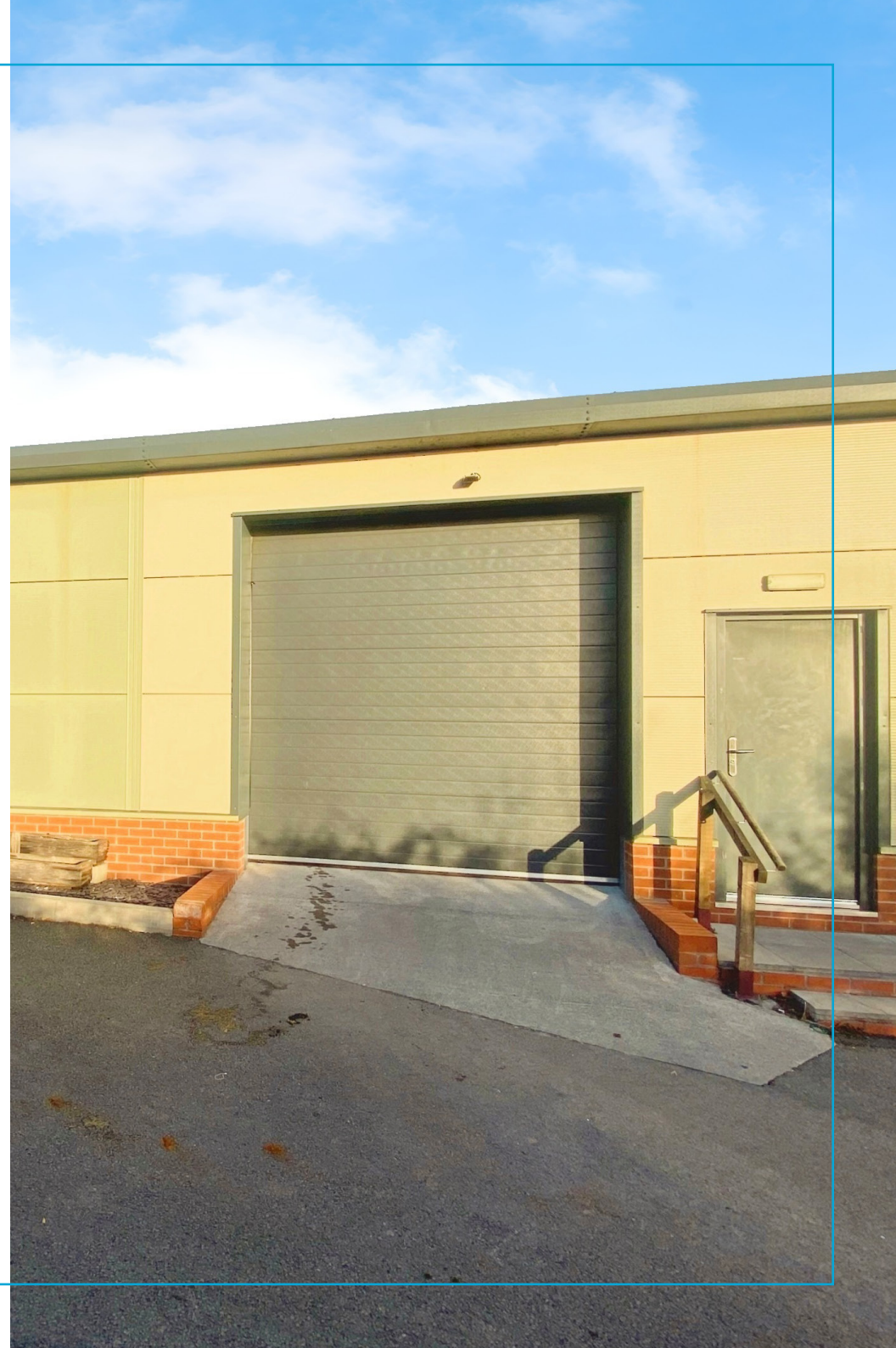
(Not tested at the time of inspection)

Mains water, gas and three phase electricity are understood to be connected to the property. There is understood to be a submetered gas and electricity supply to the unit with further details available from the letting agents upon request.

Planning

Prospective tenants should rely on their own enquiries we understand that the property benefits from planning consent for Use Class E of the Town and Use Classes Order 1987.

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.



Halls



SAMUEL WOOD

Viewing is strictly by prior arrangement with joint letting agents Halls Commercial and Samuel Wood.
For more information or to arrange a viewing please contact:

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Simon Cullup-Smith

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 simon.cullupsmith@halls.gb.com

Commercial Department

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 commercialmarketing@halls.gb.com

Samuel Wood

 01584 875 207

 Ludlow@samuelwood.co.uk

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

