



**For Sale - Investment with Development Potential: 6 King Street**

**Ludlow | Shropshire | SY8 1AQ**







### For Sale: Secure a Prime Mixed-Use Investment with Income and Residential Conversion Potential in the Heart of Ludlow

This prime mixed commercial and residential investment/development opportunity occupies a highly sought-after town-centre position in Ludlow. The property features a strong ground-floor retail unit let to Crew Clothing Limited, providing secure income from a well-known national operator.

The vacant upper floors, with independent access from Church Walk, offer clear scope for residential conversion (subject to statutory consents). With offers invited in the region of £695,000 (exclusive), this offers an exceptional opportunity to acquire a prominent mixed-use asset with attractive value-add development potential in a popular market town.



## 6 King Street

The premises comprise an attractive part four and part single storey property located in the town centre of Ludlow. The commercial part of the property trades as a tenanted retail shop on the ground floor. The upper three floors benefit from a separate entrance from Church Walk and provide vacant accommodation in a shell condition that would ideally lend themselves to conversion to residential accommodation, subject to statutory consents.

The premises benefit from a rear yard area accessed from Church Walk. The property is of traditional brick construction under a part slate and part flat felt roof cover. The ground floor of the property is well presented and the shop unit benefits from a fully glazed double fronted shop front onto King Street. The property is Grade II Listed.

### Investment Summary

The opportunity provides the possibility to acquire a prime mixed retail investment with vacant upper floors, located within the main retail street in the historic and sought after centre of the town of Ludlow. The surrounding occupiers include national retailers such as Greggs, Vaughan, Thorntons and Fenella.

1. The property is located in a prime retail pitch in the centre of the sought after town of Ludlow.
2. The ground floor of the property is let on a Tenants Full Internal Repairing and Insuring Lease (subject to a schedule of condition) for approximately a further 4.2 years to Crew Clothing Company Limited.
3. The property is a Grade II Listed building.
4. The upper floor levels provide a fantastic opportunity for residential conversion in this sought after town (subject to statutory consents).
5. Further significant asset management opportunities are available in the future.
6. Secure rental income of £30,000 per annum.



# Location

Located at 6 King Street, Ludlow, Shropshire SY8 1AQ, the property occupies a prime position on one of the town's main retail streets, offering strong visibility and footfall. It backs onto Church Walk, providing separate access and added flexibility for mixed-use or conversion potential. All town-centre amenities, shops and eateries are within easy reach, with a major public car park close by.

## Key Location Highlights

- Strong local occupiers: Surrounding occupiers include Greggs, Vaughan, Thorntons and Fenella.
- Town-centre location: King Street is a key retail thoroughfare with excellent pedestrian flow and immediate access to local amenities.
- Strong transport links: Ludlow railway station is around a five-minute walk away with regular services on the Welsh Marches Line.
- Convenient road access & parking: The town connects well via the A49 and benefits from several public car parks and a Park and Ride service.
- Renowned food and cultural scene: Known for its historic charm, quality restaurants, independent shops and popular markets.

With its central position, excellent connectivity and strong local economy, the property is ideally placed to deliver both reliable retail income and uplift potential through future residential conversion.

 what3words - ///curl.club.marzipan





# Accommodation ALL MEASUREMENTS ARE APPROXIMATE

## GROUND FLOOR - SHOP

**TOTAL GROSS INTERNAL FLOOR AREA (ARRANGED AS SALES, WELFARE AND STORE)**

**1,152 sq ft | 107.1 m<sup>2</sup>**

EXTERNAL STAIRCASE LEADING TO;

### FIRST FLOOR

**ROOM 1 - 191.6 sq ft | 17.8 m<sup>2</sup>**

**ROOM 2 - 251 sq ft | 23.3 m<sup>2</sup>**

**ROOM 3 - 316.6 sq ft | 29.4 m<sup>2</sup>**

**ROOM 4 - 209.3 sq ft | 19.4 m<sup>2</sup>**

**OUTSIDE: REAR YARD AREA WITH  
ACCESS FROM CHURCH WALK**

### SECOND FLOOR

**ROOM 5 - 332.4 sq ft | 30.9 m<sup>2</sup>**

**ROOM 6 - 199 sq ft | 18.4 m<sup>2</sup>**

**ROOM 7 - 103 sq ft | 9.6 m<sup>2</sup>**

**ROOM 8 - 230 sq ft | 21.4 m<sup>2</sup>**

### THIRD FLOOR

**341 sq ft | 31.7 m<sup>2</sup>**

THE UPPER FLOOR LEVELS OF THE PROPERTY HAVE A SEPARATE REAR ACCESS FROM THE YARD AREA AT THE REAR OF THE PROPERTY AND PROVIDE ACCOMMODATION IN A SHELL CONDITION.

## Tenure

The property is offered for sale subject to the an occupational tenancy of the ground floor to Crew Clothing Co Limited, and with vacant possession of the upper floors.

The ground floor and basement is subject to the following occupational tenancy;

- Lease for 5 years from 1st of October 2022. Rent £30,000 per annum. Let to Crew Clothing Company Limited (Company Number 03265824)
- Tenants Internal and Full Insuring Lease with the tenant having responsibility for the maintenance of the shop front.

A copy of the lease is available from the selling agents upon request.

*Crew Clothing Company Limited are a national clothing retailer. The retailers financial performance (turnover) 2023 - £117,164 / 2022 - £114,877 / 2021 - £101,315. It was founded in 1997.*





The Upper floors offer excellent residential potential, with scope for creating upto five flats, subject to the necessary consents.



# Key Details

## Rateable Value

Current Rateable Value = £20,500

## Price

Price offers in the region of **£695,000** (six hundred and ninety-five thousand pounds) exclusive.

## VAT

We understand that the property is not currently elected for VAT. It is proposed that the sale could proceed by way of a Transfer of a Going Concern (TOGC), if necessary.

## EPC


To order.

## Legal Costs

Each party is to be responsible for the landlord's legal costs in respect of this transaction.

## Local Authority

Shropshire Council  
Shirehall Abbey Foregate  
Shrewsbury, SY2 6ND

 0345 678 9000

 [www.shropshire.gov.uk](http://www.shropshire.gov.uk)

## Tenure

The ground floor of the property is freehold.

## Services

(not tested at the time of our inspection.)  
We understand that all mains services are connected to the property. Prospective purchasers to make their own enquiries.

## Planning

The property is understood to be Grade II Listed and located in a Conservation Area. The commercial section of the property is understood to benefit from planning consent for E (Commercial, Business and Service) under The Town and Country Use Classes Order 1987. The upper floors had previously benefitted from C3 (residential) consent, which has expired.

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 over 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 over 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

Viewing is strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing please contact:

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✉️ commercialmarketing@halls.gb.com

## 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