

# TO LET

# TSR

TOWLER SHAW ROBERTS

## ATTRACTIVE RETAIL BUILDING IN SOUGHT AFTER TOWN CENTRE LOCATION



**13 BULL RING  
LUDLOW  
SHROPSHIRE  
SY8 1AD**

- Newly refurbished retail unit occupying the ground and first floor of this attractive Grade II Listed building extending to approx. 1,152 sqft (106.95 sqm) having a recessed glazed frontage.
- Versatile accommodation throughout with a large ground floor retail area and ancillary storage facilities on the upper floors.
- Occupying a prominent town centre location situated amongst other occupiers including: Boots, NatWest Bank, Joules and close to public car parks.
- Available To Let on a new Lease. Rent **£12,500** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The property occupies an established and popular retail location on the well-known Bull Ring in the town centre of Ludlow situated amongst a range of national and independent traders including Boots, Joules and NatWest Bank and opposite the iconic Feathers Hotel. The property is also within a short walking distance of the Ludlow train station and public car parks.

Ludlow is an attractive historic south Shropshire Market Town and tourist centre serving a wide catchment area located approximately 30 miles south of Shrewsbury and 24 miles north of Hereford with access via the A49 trunk road.

## Description

The property comprises a spacious ground floor retail premises with ancillary first floor storage extending to 1,152 sqft (106.95 sqm) forming part of this attractive Grade II listed property. The accommodation has recently undergone an extensive programme of refurbishment and provides an extensive ground floor open plan retail sales area with an attractive recessed glazed frontage.

The property lends itself suitable for a variety of uses, subject to planning and is available for immediate occupation.

## Accommodation

	Sqft	Sqm
<b>Ground Floor Sales</b>		
Internal frontage - 14 ft (4.35 m)		
Shop depth - 41 ft (18.06m)		
Sales area	780	72.43
WC		
<b>First Floor</b>		
Main Stores	198	18.36
Rear Stores	174	16.16
Plumbing for potential WC, wash hand basis and shower cubicle.		
<b>Total</b>	<b>1,152</b>	<b>106.95</b>

## Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

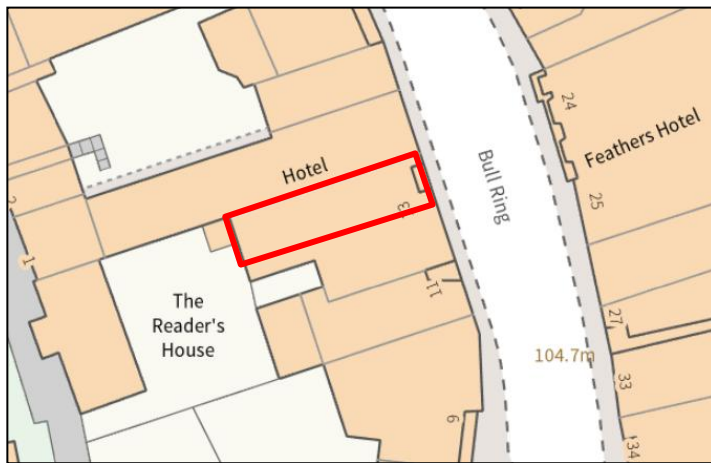
The property is available To Let on a new Lease on a Tenant's apportioned full repairing and insuring basis for a minimum term of 3 years or multiples thereof subject to three yearly upward only rent reviews.

## Rent

£12,500 per annum exclusive, payable quarterly in advance.

## Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority. We understand the property is a Grade II Listed Building and is located within the Ludlow Town Conservation Area.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Rating: C 67

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and Premises

Rateable Value – £13,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Local Authority

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

Tel: 0345 678 9000.

## Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs in connection with the grant of a Lease.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We have been advised the Landlord has elected to charge VAT on the property.

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

August 2024 / Amended June 2025

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE

Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30502-4

## Important Information

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."