



**FOR SALE - COMMERCIAL SITE**

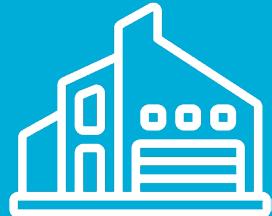
**STATION MOTORS, CORVE STREET, LUDLOW, SHROPSHIRE, SY8 1DA**

# KEY POINTS

774

SQFT

TOTAL GROSS INTERNAL FLOOR AREA



SUITABLE FOR A VARIETY OF  
COMMERCIAL USES

GENEROUSLY  
SIZED  
FORECOURT

ALL MEASUREMENTS ARE APPROXIMATE



£195,000

(EXCLUSIVE)

James Evans

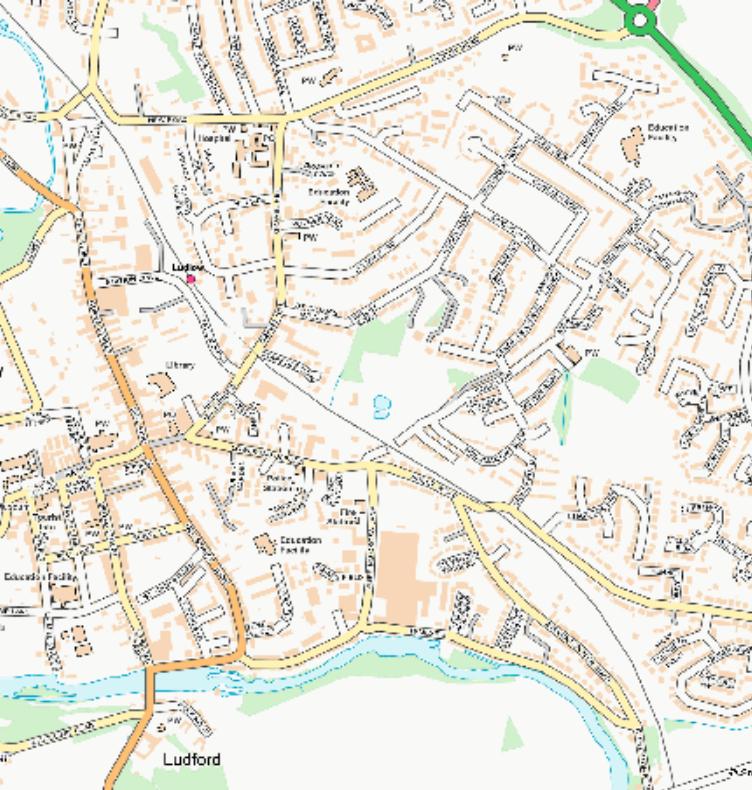
 07792 222 028

james.evans@hallsgb.com

Commercial Department

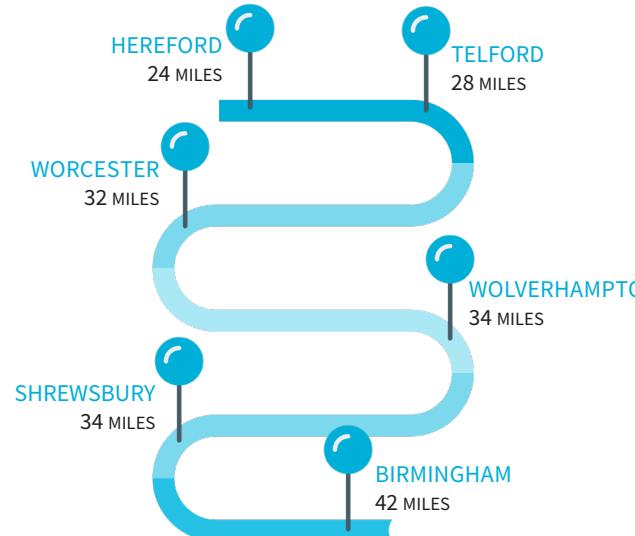
 01743 450 700

commercialmarketing@hallsgb.com



APPROXIMATELY  
**11,000**

LUDLOW POPULATION



## 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.

## DESCRIPTION

The property offers the rare opportunity to purchase 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 for sale freehold with vacant possession.

## 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.

## PRICE

£195,000 (Exclusive)

## LEGAL COSTS

Each party is to be responsible for their legal costs associated with the sale of the property.

## 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](#)

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